

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2019 AT 12:30 P.M.**

The following Commissioners were present:

Mayor Lori E. Lightfoot, Chairman
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Mariyana Spyropoulos
David Todd Whittley – 8

Attendees present were:

Carina E. Sánchez

C. Bader	L. Giderof	A. Provine
G. Baldwin	R. Giderof	K. Purcell
J. Beatty	G. Grabowski	F. Rico
J. Borkman	G.. Johnson	E. Scanlan
N. Castillo	L. Lypson	T. Smiles
P. Cotter	P. Montenegro	F. Sobkowiak
P. Doyle	L. Neal	T. Foucher-Weekley
S. Fairfield	K. Nulph	A. Wiggins
B. Fuller	B. Payne	M. Witry
	N. Perez	

The meeting was called to order by the Chairman, Lori E. Lightfoot, and the presence of a quorum was established.

Following the roll call, the Commissioners were advised that there were no speakers who had registered to speak during the public participation period pursuant to Section 2.06(g) of the Open Meetings Act.

Next, Chairman Lightfoot presented to the Board of Commissioners for consideration of approval the minutes of the regular meeting held on September 10, 2019. The reading of said

minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the September 10, 2019 meeting were unanimously approved.

The next item on the agenda was the appointment by the Chairman of the Public Building Commission of the Chairman and Members of the PBC Administrative Operations Committee, as follows:

Chairman	Jose Maldonado, Jr.
Member	Arnold Randall
Member	Olga Camargo

The Commissioners were then advised by the Chairman that the following Commissioners were appointed as Chairman and Members of the PBC Audit Committee:

Chairman	David Todd Whittley
Member	Samuel Wm. Sax
Member	Arnold Randall

The next item on the agenda was the nomination and election of officers of the Public Building Commission of Chicago for terms ending September 30, 2020, as follows:

Chairman	Mayor Lori E. Lightfoot
Secretary	Carina E. Sánchez
Assistant Secretary	Cara Bader
Treasurer	Arnold Randall
Assistant Treasurer	Tanya Foucher-Weekley

Commissioner Maldonado then provided a report by the Administrative Operations (AO) Committee regarding its meeting held on September 25, 2019 which is summarized as follows:

The Executive Director reported on the proposed schedule of 2020 committee meeting dates and provided an introduction to the proposed 2020 PBC Administrative Budget and the Richard J. Daley Center Operating and Capital Budget.

The Director of Finance then gave a detailed analysis of the budgets which will be further discussed by the Executive Director during her budget presentation.

The Chief of Staff reported on a task order award for Specialty Consultant Material Testing Services to Design Consulting Engineers, a Minority Business Enterprise firm, in the amount of \$50,000 for the Prosser Career Academy Renovation Project.

The Chief Development Officer reported on field orders issued on four projects.

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Order Report is attached hereto as Exhibit “A.”

The next item on the agenda was a report by Executive Director Sánchez regarding regular reports, development status and other matters. She advised the Commissioners that the Commission continued to engage in networking events and public engagements as a means of providing opportunities to participate in projects undertaken by the Commission. Community hiring events were conducted at UCAN Nicholas Center and at the Columbus Park Refectory on September 17, 2019 and September 25, 2019, respectively for the North Lawndale and Austin communities. The events were attended by PBC Construction Managers and General Contractors, who accepted applications and conducted interviews for current PBC projects. She further advised that hiring events will be held at the Charles Hayes Center on October 2, 2019 and at the Universal Entertainment Center on October 18, 2019.

The Executive Director further advised that PBC staff recently attended a networking event sponsored by the Chicago Park District at the South Shore Cultural Center. During the event governmental agencies, general contractors and MBE/WBE firms were brought together to increase participation and communication. In addition, the PBC hosted students considering studies in public policy and related fields from the University of Chicago to provide information about the Public Building Commission. Finally, the Commissioners were reminded that the November and December board meetings for 2019 will be held at 12:30 p.m.

At the conclusion of the discussion, the report by the Executive Director report was accepted.

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2020 Administrative Budget for the Public Building Commission. The Executive Director advised the Commissioners that PBC's primary source of funding for the administrative budget is project administrative fees, which fluctuates as the PBC workload (work in place or WIP) fluctuates. She reported that, since 2017, PBC has built a reserve as bond revenue has decreased through Administrative Cost Savings. There was a visual presentation which showed that PBC has been fiscally in line with resources and expenditures since 2017. Also depicted was a six-year view of actual and anticipated WIP ("projects undertaken" and "projects in planning"), summarized as follows: for 2018, \$281M in projects undertaken and \$8M in planning; for 2019, \$289M for anticipated WIP; for 2020, \$249M with no projects in planning; and for 2021, \$97M.

She further advised the Commissioners that the proposed 2020 Public Building Commission Administrative Budget was \$9,620,487 to provide technical and professional support for delivery of PBC's projected program. The proposed 2020 Administrative Budget expenses are flat as compared to the 2019 budget. As PBC identifies additional projects for 2020 and beyond, the Executive Director stated that the PBC remains committed to a balanced budget and will focus on the priorities set by the Board and to the effective delivery of high-quality facilities on behalf of its clients.

After discussion and consideration, and upon motion duly made and seconded, the proposed 2020 Public Building Commission of Chicago Consolidated Administrative Expense Budget was unanimously approved and is attached hereto collectively as **Exhibit "B"**.

RESOLUTION NO. 8526

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2020 Consolidated Administrative Expense Budget in the total amount of \$9,620,487 attached hereto as **Exhibit “B”** is hereby approved.

Commissioners voting in the affirmative:

Lori E. Lightfoot, James F. Ellis, Jr.,
Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2020 Operating and Capital Budget for the Richard J. Daley Center. The Executive Director advised the Commissioners that the proposed Daley Center operating budget for 2020 is \$16,530,895, which represents a modest increase of 3.83% over the 2019 budget. The overall goals for the Daley Center during 2020 are to pursue new energy conservation measures, enhance building safety and emergency preparedness, and increase minority participation through operating and capital expenditures. Life safety/threat and ADA assessments conducted during 2019 yielded several new projects that will be included in the operating and capital budget for 2020. The capital budget for 2020 includes \$5,290,000 for capital projects such as: Building Automation System upgrades, façade and louver repairs, ADA upgrades and repairs to the Clark Street stairway. After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 8527

WHEREAS, the Board of Commissioners hereby approves the proposed Richard J. Daley Center Operating and Capital Budgets for Fiscal Year 2020, namely: \$16,530,895 and \$5,290,000, respectively.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the Richard J. Daley Center Operating and Capital Budget for the fiscal year January 1, 2020 to December 31, 2020 attached hereto collectively as **Exhibit "C."**

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts in the sum of 3.76% and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the Richard J. Daley Center 2020 Operating and Capital Budgets for the fiscal year January 1, 2020 to December 31, 2020.

Commissioners voting in the affirmative:

Lori E. Lightfoot, James F. Ellis, Jr.,
Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley – 8

Commissioners voting in the negative:

None

There being no further business to come before the Board, the meeting was adjourned.

Secretary

APPROVED:

Chairman



Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
pbcchicago.com

BOARD OF COMMISSIONERS

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Corinthian Temple Church of God in
Christ

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Secretary
LORI ANN LYPSON

Assistant Secretary
CARA BADER

Assistant Treasurer
TANYA FOUCHER-WEEKLEY

October 1, 2019

MEMBERS OF THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF COMMISSIONERS

Re: Notice of Awards to Specialty Consultant Services

Honorable Chairman and Commissioners:

In 2015, the PBC publicly advertised Requests for Qualifications (RFQ) from firms interested in providing consulting services in the following categories: Environmental Engineering; Environmental Renovation/Demolition; Geotechnical; Traffic Study; and Construction Inspection and Material Testing. In December 2015 the PBC received approval to award term contracts to firms pre-qualified to provide specialty consulting services in the aforementioned categories.

In February 2016, a random lottery by category was conducted to establish the rotation to accommodate the recent addition of firms. As services are required, the rotation determines the firm to which a request for pricing is issued. Proposals are reviewed and evaluated for experience, expertise of staff, capacity, past performance, plan of action proposed and pricing. Upon approval, PBC staff issues a task order against the successful firm's term contract.

Staff respectfully submits the attached report of recent Specialty Consultant Service task order awards.

Sincerely,

Lori Ann Lypson
 Chief of Staff



TASK ORDERS AWARDED AGAINST TERM CONTRACTS

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchic

October 2019						
TASK ORDERS AWARDED AGAINST TERM CONTRACTS						
Project Name	Service	Type	M/WBE	Firm	Task Order Number	Task Order Amount
Prosser Career Academy Renovations (CTE)	Material Testing	R	MBE	Design Consulting Engineers	05375-PS2065A-001	\$ 50,000.00

Specialty Consultant	TermsLimits Not To Exceed
Environmental - Category A, B, C	\$ 1,500,000.00
Environmental - Reno/Demo	\$ 1,000,000.00
Geotechnical	\$ 750,000.00
Material Testing	\$ 1,500,000.00
Surveying	\$ 200,000.00
Traffic Study	\$ 600,000.00
Commissioning	\$ 500,000.00

Type - Legend
R - Rotation
RMW - M/WBE Deficiency
C - Cradle to Grave (Environ)
D - Directed Task Orders
AT - Amendment to Task Order
A - Additional Services
LP - Lowest Proposal



September 5, 2019

VIA EMAIL: chicago@dceint.com

Mannan Abdul
Design Consulting Engineers
3841 W. Devon Avenue
Chicago, IL 60659

Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
pbcchicago.com

Re: Task Order / Notice of Award
Contract Number: PS2065A
Task Order Number: 05375-PS2065A-001
Project Name: Prosser Career Academy Renovations (CTE)
Services: Construction Material Testing & Inspection
User Agency: Board of Education of the City of Chicago

Chairman
LORI E. LIGHTFOOT
Mayor
City of Chicago

Executive Director
CARINA E. SÁNCHEZ

Dear Mr. Abdul:

The Public Building Commission of Chicago accepts Design Consulting Engineers revised Task Order Proposal dated July 17, 2019 as described in the proposal for the Not-To-Exceed amount. The value of the task order is stated below.

Prosser Career Academy Renovations (CTE) - Construction Material Testing & Inspection

\$50,000.00 Lump Sum Fee for Basic Services as described in Attachment B
– Schedule of Cost

The value of the task order is for a total not-to-exceed amount of **\$50,000.00**. This project is subject to the terms and conditions in Contract # PS2065A. The following Commission Representative will be issuing a Notice to Proceed:


- Project Manager Name: Paulo Hernandez
- Project Manager Telephone #: (312) 216-7248

The Notice to Proceed authorizes Design Consulting Engineers to proceed with the Scope of Services described in Attachment A.

The above referenced services have been approved by the Executive Director of the Public Building Commission of Chicago.


James L. Borkman, Director of Procurement

9/5/19
Date


Lori A. Lypson, Chief of Staff

9/5/19
Date



PUBLIC BUILDING COMMISSION OF CHICAGO

2020 Budget

Annual Board Meeting
October 1, 2019



Public Building Commission Board of Commissioners



Mayor Lori E. Lighfoot, Chairman

- Olga Camargo
- James F. Ellis, Jr.
- Avis LaVelle
- José G. Maldonado, Jr.
- Toni Preckwinkle
- Arnold Randall
- Samuel Wm. Sax
- Lucino Sotelo
- Mariyana T. Spyropoulos
- David Todd Whittley

Carina E. Sánchez, Executive Director

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- 2. PBC Administrative Budget**
- 3. Richard J. Daley Center Operating and Capital Budget**

Public Building Commission

2. PBC Administrative Budget



The proposed PBC Administrative Budget for 2020 is \$9,620,487.

Approval of the PBC's proposed Administrative Budget for 2020 provides the authority for the PBC to deliver its core mission of developing and implementing capital projects on behalf of its client agencies.

The PBC's primary resource for funding the 2020 Administrative Budget is project administrative fees. The level of resources fluctuates as the PBC's workload (WIP) fluctuates. In total, the estimated 2020 WIP for undertakings and anticipated projects is \$249M.

The proposed Administrative Budget for 2020 was developed to provide technical and professional support to deliver the PBC's projected Program, while also providing for resources to further business development. The proposed 2020 Budget expenses are flat as compared to the 2019 budget.



PBC 2020 Administrative Resources

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com

Estimate of Resources Available for 2020 Administrative Budget

Administrative Lease Allocation Revenue Bonds	PBC Administrative Fee Close-out Projects	PBC Administrative Fee Undertaken Projects	Direct Allocation for Project Management Services	Direct Allocation for Insurance Expenses	Total Resources Available for Admin Expense
\$300,000	\$1,193,077	\$6,657,791	\$1,350,000	\$575,000	\$10,075,868

Allocations Required by Bond Resolutions

Source of Lease Payment - Client	Administrative Expense Account (1)	2019 Lease Payment	To Debt Service Account (2)	To Renewal & Replacement Account (3)	To Surplus Account (4)
1990 - Series A Bonds - Chicago Public Schools	\$300,000	\$29,868,700	\$28,568,700	\$1,000,000	\$0
	\$300,000	\$29,868,700	\$28,568,700	\$1,000,000	\$0

(1) Portion of Lease Payment allocated to the Admin Expense Account for funding PBCC Admin Expense per the lease. Expenses in excess of the annual lease payment are funded from the Surplus Account, then the Renewal and Replacement Account.

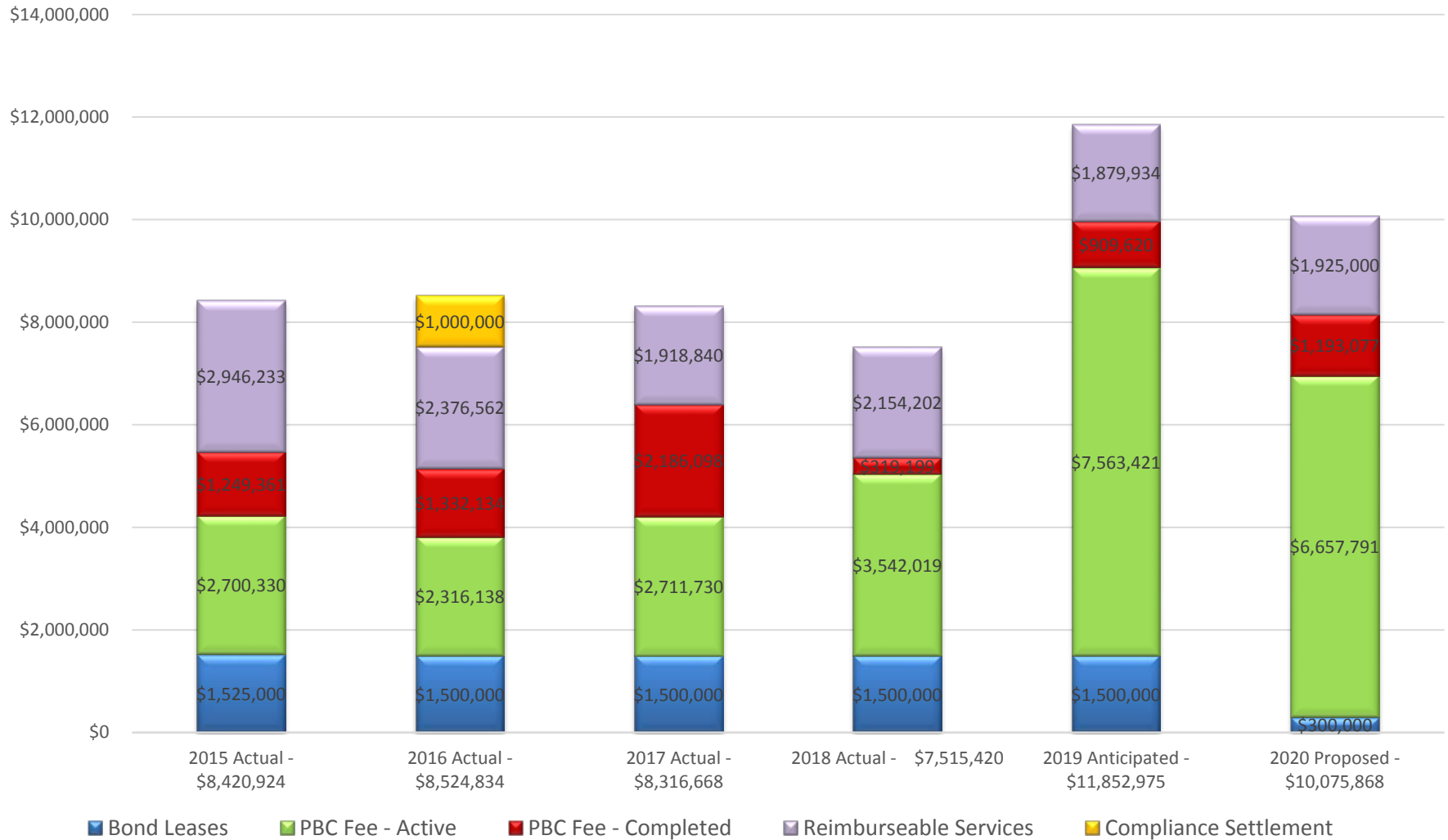
(2) Allocation for bond principal and interest per the debt service schedules.

(3) Allocation to Trustee held accounts for renewing, replacing and improving properties named in the lease agreement.

(4) Balance of allocation to Bond Resolution Trustee held Surplus Account.

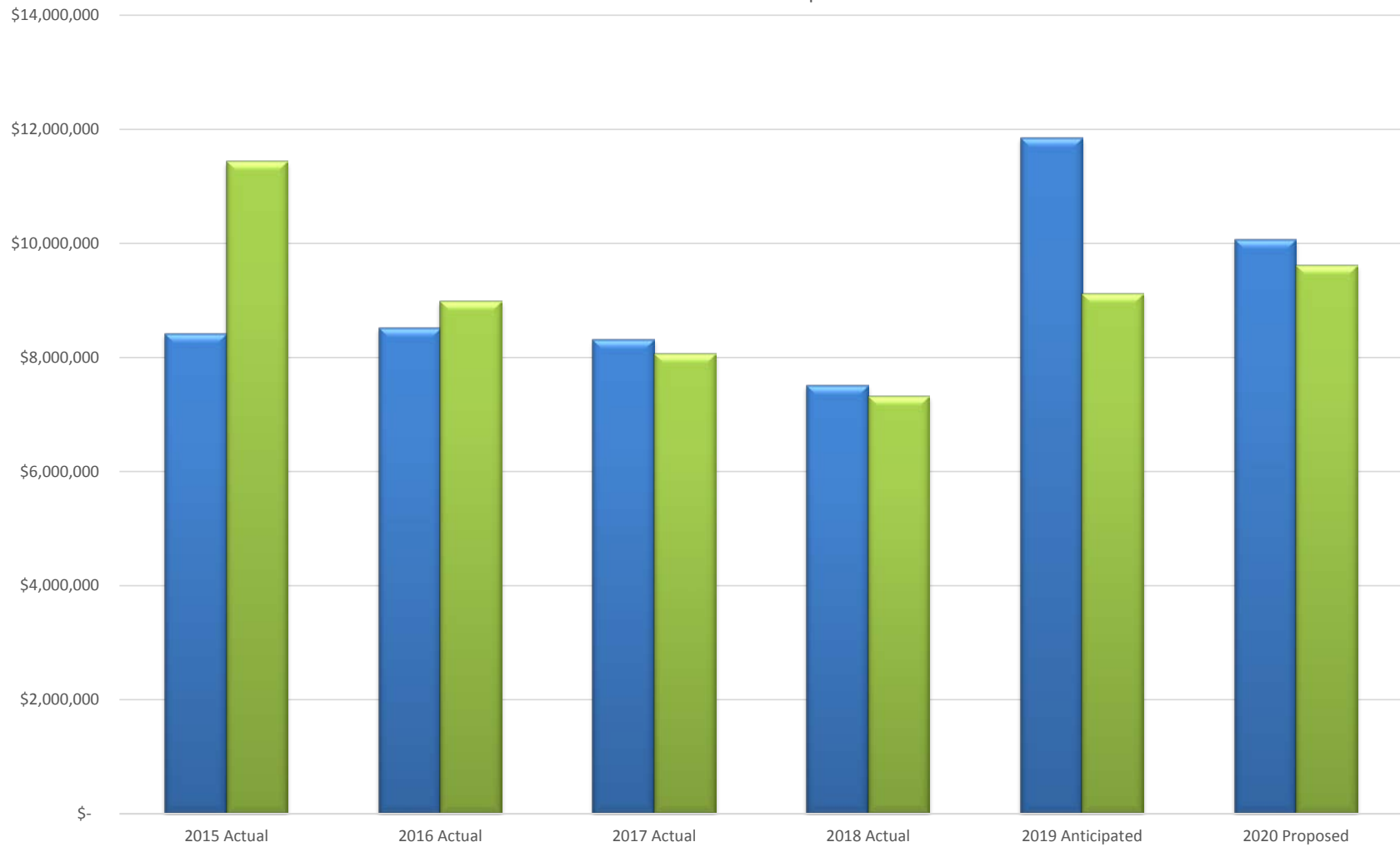
PBC 2020 ADMINISTRATIVE BUDGET

Proposed 2020 Detail and Historical Resources

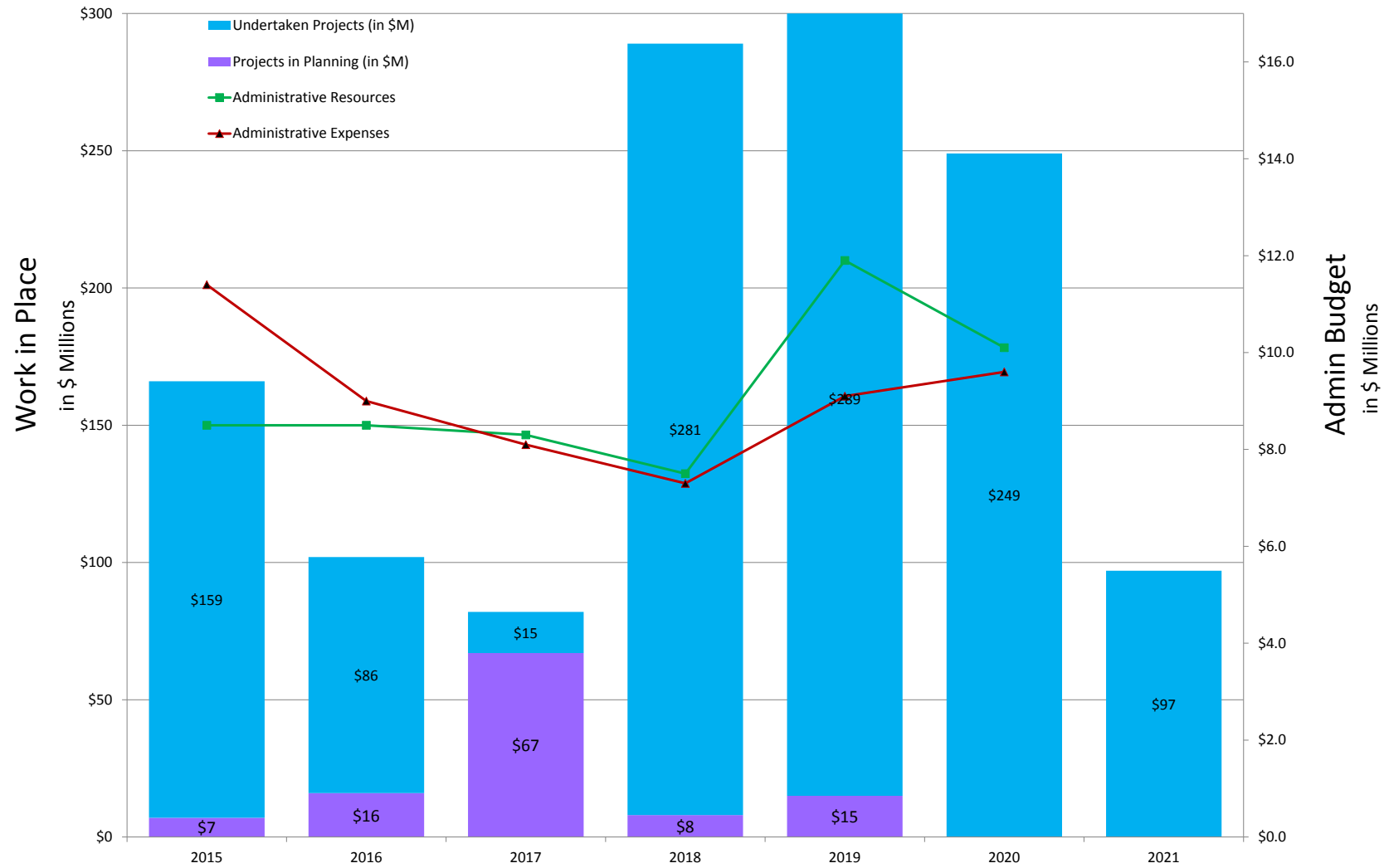


PBC 2020 ADMINISTRATIVE BUDGET Historical Resources vs Expenditures

■ Resources ■ Expenses



PBC 2020 ADMINISTRATIVE BUDGET Anticipated Work in Place (WIP)



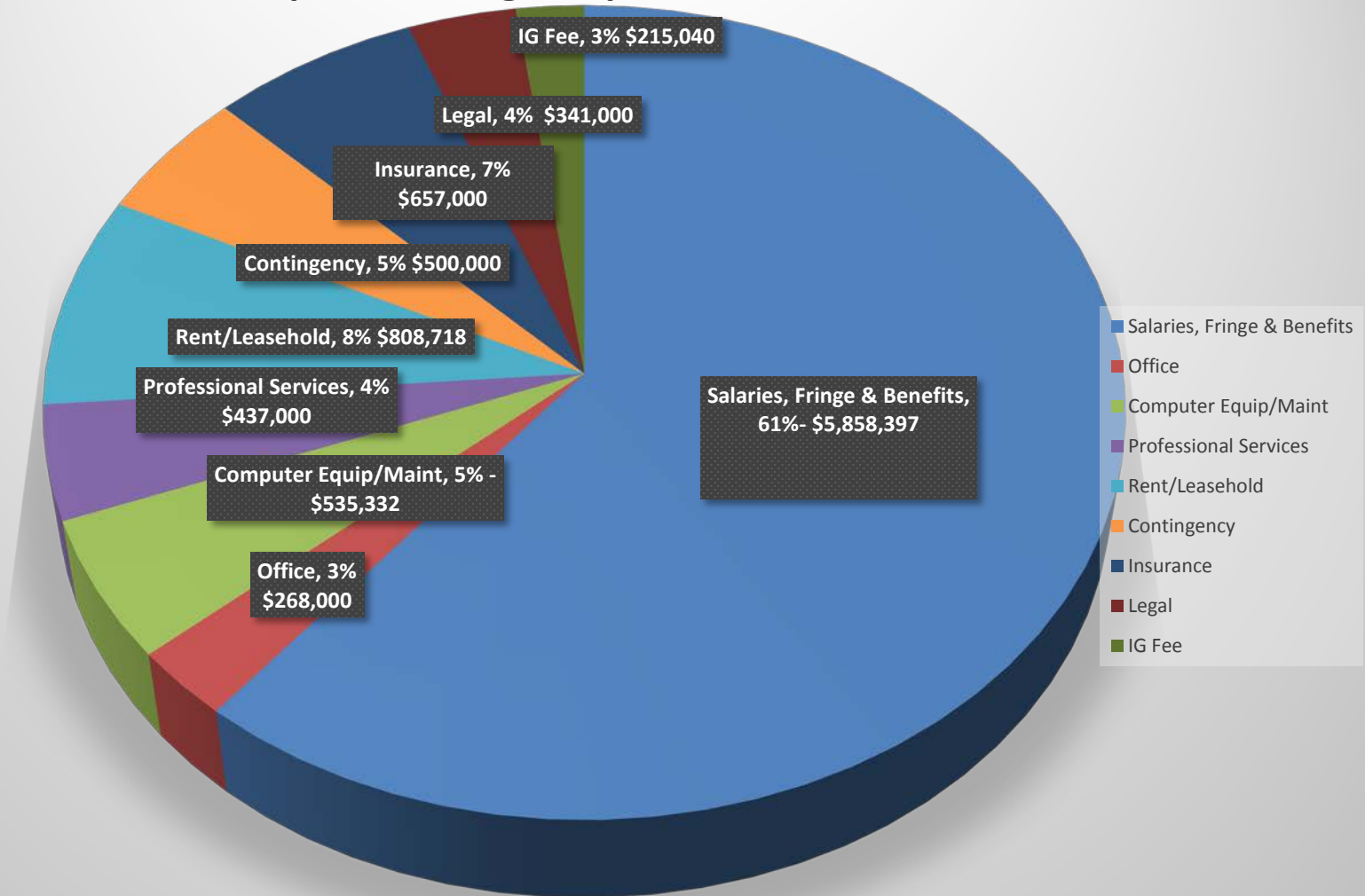


2020 General Administrative Budget

Public Building Commission of Chicago | Richard J. Daley Center | 50 West Washington Street, Room 200 | Chicago, Illinois 60602 | (312) 744-3090 | pbcchicago.com


	Approved 2018 Budget	Approved 2019 Budget	Proposed 2020 Budget	Increase/ (Decrease) 2019 to 2020
Personnel Services				
Salaries	\$ 4,633,750	\$ 4,163,027	\$ 4,093,127	\$ (69,900)
Payroll Taxes	266,963	\$ 243,926	\$ 240,609	\$ (3,317)
Medical Insurance	975,025	\$ 974,250	\$ 1,020,300	\$ 46,050
Severance Plan	65,443	\$ 65,443	\$ 65,443	\$ -
Retirement Contributions - PBC 401(a)	297,631	\$ 280,000	\$ 240,000	\$ (40,000)
Retirement Contributions - Mun. Employees	101,400	\$ 130,000	\$ 198,918	\$ 68,918
Total Personnel Services	\$ 6,340,211	\$ 5,856,646	\$ 5,858,397	\$ 1,751
Insurance				
Daley Center	\$ 400,000	\$ 575,000	\$ 612,000	\$ 37,000
General Insurance	65,000	\$ 57,000	\$ 45,000	\$ (12,000)
Total Insurance	\$ 465,000	\$ 632,000	\$ 657,000	\$ 25,000
Legal Fees	\$ 485,000	\$ 385,000	\$ 341,000	\$ (44,000)
Inspector General Legal Fees	\$ 265,210	\$ 267,057	\$ 215,040	\$ (52,017)
Professional Services Fees	\$ 446,731	\$ 420,000	\$ 437,000	\$ 17,000
Rent/Leasehold Improvements	\$ 776,087	\$ 778,279	\$ 808,718	\$ 30,439
Office and Other Admin Expenses	\$ 276,200	\$ 246,000	\$ 268,000	\$ 22,000
Computer Maintenance, Equipment & Software	\$ 497,252	\$ 531,810	\$ 535,332	\$ 3,522
Contingency/Business Development	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Total Budget	\$ 10,051,691	\$ 9,616,792	\$ 9,620,487	\$ 3,695

PBC 2020 ADMINISTRATIVE BUDGET
2020 Proposed Budget Expenditures - \$9,620,487



Public Building Commission

3. Richard J. Daley Center Operating and Capital Budget



The PBC, through its building manager, MB Real Estate, develops an annual Budget to cover the operating and maintenance costs for the Daley Center, as well as a Budget for capital projects which support in maintaining and upgrading the 54-year old facility. The Daley Center Operating and Capital Budgets are approved at the PBC's Annual Meeting. Both components are allocated amongst its tenants: Cook County, the City of Chicago, and the PBC based on the square footage of space each occupies.


The proposed Operating Budget for 2020 is \$16,530,895 which is a 3.83% increase over the 2019 budget.

For 2020, costs savings in the operating budget are expected to result from lower projected costs for metal maintenance, carpet and window replacements. Projected increases stem from annual increases to union cleaning and engineering wages, along with increases associated with the new elevator maintenance contract. Security expense increases are due to the additional coverage required for package screening at the dock level.

The resulting rental rate is \$12.97 per square foot, an extremely competitive rate given the location and landmark quality of the building when compared to similar types of buildings in the Loop.

Public Building Commission

3. Richard J. Daley Center Operating and Capital Budget



A facility condition assessment for the building was performed in 2017. Capital projects required for necessary facility repairs were identified in the assessment and are included in the proposed 2020 Capital Budget in the amount of \$5,290,000:

\$200K for Building Automation System Upgrades

\$370K for Concrete sealer and traffic topping re-application at dock and Lower Level parking area

\$1,000,000 for façade and louver repairs

\$370K for Plaza sealant joint replacements

\$1,000,000 for Security upgrades

\$250K Elevator upgrades

\$700K for repairs to Clark Street Stairway

\$1,000,000 ADA upgrades

\$400K for Re-lining of Cooling Towers

**Richard J. Daley Center
50 West Washington
Chicago, IL 60602**

2020 Annual Budget Executive Summary

Introduction

The Public Building Commission of Chicago and MB Real Estate Services Inc are pleased to present the 2020 Operating and Capital Budget for the Richard, J. Daley Center. The 2020 operating expense budget of \$16,530,895 reflects an increase of 3.83% over the 2019 Budget of \$15,921,651.

The 3.83% increase in operating expenses equates to \$609,247 and is a result of annual increases to union cleaning and engineering wages, along with increases associated with the new elevator maintenance contract. Additionally, security expense increases are due to the additional coverage required for package screening services at the dock level. These increases are primarily offset by lower projected costs for metal maintenance, carpet replacement and window replacements.

The Percentage for Operating Expense Allocation for 2018 are as follows: Cook County – 95.88%, City of Chicago – 0.348% and Public Building Commission - 3.76%.

Operating Goals

The overall goals for 2020 are to pursue new energy conservation measures, bolster building safety and emergency preparedness, while increasing minority participation through operating and capital expenditures. The building conducted life safety/threat and ADA assessments in 2019 which have yielded several new projects that will be included within the building's operating and capital budget in 2020.

In 2019, the building pursued BOMA's 360 certification and is making strides for a submittal for BOMA's TOBY awards in 2020. To achieve these goals, we plan on undertaking the following projects:

- **Cleaning RFP:**

Cleaning services will be competitively bid to minority firms and will include annual maintenance of the Picasso, which has historically been maintained outside of the cleaning contract. The new cleaning contract will also require the vendor to align cleaning schedules with the building automation system to preserve energy.

- **Security Services RFP:**

Security services will be competitively bid with a minority participation requirement of 40%. The new security services contract will include new coverages for package screening at the dock level, updated emergency response plans, tenant emergency training and emergency response videos customized for the building.

- **MBE/WBE Participation:**

In efforts of increasing the building's minority participation levels for both operating and capital expenses, there are several steps that will be taken. First, we will work closely with several organizations that support minority business to solicit interest for projects within the building. Secondly, we plan to host an open house for minority vendors to review all building services and ongoing capital improvement plan.

BUDGET SUMMARY

			% CHANGE 2019 BUDGET TO 2020 BUDGET	% CHANGE 2019 BUDGET TO 2020 BUDGET
OPERATING BUDGET	2019 BUDGET	2020 BUDGET	BUDGET	BUDGET
REVENUE				
BASE RENT (1)	\$15,585,534	\$16,199,821	\$614,288	3.94%
RETAIL INCOME (2)	\$167,892	\$162,852	(\$5,040)	-3.00%
OTHER INCOME (3)	\$168,224	\$168,224	\$0	0.00%
INCOME FROM SERVICES RESOLD (4)	\$995,807	\$993,526	(\$2,282)	-0.23%
TOTAL REVENUE	\$16,917,457	\$17,524,423	\$606,965	3.59%
EXPENSES				
UTILITIES EXPENSE	\$2,702,253	\$2,743,181	\$40,928	1.51%
CLEANING EXPENSE	\$4,369,418	\$4,536,442	\$167,024	3.82%
SECURITY EXPENSE	\$2,346,002	\$2,677,510	\$331,508	14.13%
MECHANICAL MAINTENANCE	\$3,962,333	\$4,136,491	\$174,158	4.40%
BUILDING GENERAL	\$884,504	\$775,770	(\$108,734)	-12.29%
ADMINISTRATIVE EXPENSE	\$1,028,661	\$1,033,023	\$4,362	0.42%
INSURANCE	\$628,480	\$628,480	\$0	0.00%
SUBTOAL BLDG OPERATING EXPENSES	\$15,921,651	\$16,530,897	\$609,247	3.83%
REIMBURSABLE EXPENSES				
COST OF SERVICES RESOLD	\$995,807	\$993,526	(\$2,281)	-0.23%
OPERATING CONTINGENCY	\$0	\$0	\$0	0.00%
SUBTOTAL REIMBURSABLE EXPENSES	\$995,807	\$993,526	(\$2,281)	-0.23%
NET OPERATING AUTHORIZATION REQUIRED	\$16,917,458	\$17,524,423	\$606,964	3.59%
CAPITAL BUDGET	\$4,945,458	\$5,290,000	\$344,542	6.97%
TOTAL DALEY CENTER BUDGET	\$21,862,916	\$22,814,420	\$951,506	4.35%

Budget Variance Explanations (\$5k and 5%)

- The \$331,508 increase in Security Expense results from annual wage increases per the Union Agreement, along with additional staffing required for package screening services at the dock level.
- The \$108,734 decrease in Building General Expense is primarily a function of the anticipated reduction in metal maintenance, carpet replacement and window replacement expenses.

Capital Improvement Plan

The 2020 Capital Improvement Budget includes \$5,290,000 for new projects such as Building Automation System Upgrades, Façade and Louver Repairs, ADA Upgrades and Repairs to Clark Street Stairway.

In 2020, we will be continuing most of the projects identified in the 2017 Property Condition Assessment (PCA). In 2017, performed the PCA and developed a new 5-year capital plan which commenced in 2018. See the list of capital projects anticipated for 2020 below:

1. Building Automation System Upgrades - **\$200,000**
 - i. Upgrades to the building's automation system. 2017 Property Condition Assessment reported that the automation system needs to be upgraded as controls and hardware are no longer manufactured and obsolete.
2. Concrete Sealer and Traffic Topping Re-Application at Dock and Lower Level Parking Area - **\$370,000**
 - i. 50,000 square feet of concrete flooring systems at the dock and lower level parking garage areas.
3. Façade and Louver Repairs - **\$1,000,000**
 - i. Water infiltration and deterioration of outside air intake louvers.
4. Plaza Sealant Joint Replacements - **\$370,000**
 - i. Replacement of existing exterior plaza sealant joints.
5. Security Upgrades - **\$1,000,000**
 - i. Miscellaneous upgrade to the building's security systems and infrastructure resulting from Cook County's security risk assessment
6. Elevator Upgrades - **\$250,000**
 - i. Replacement and repair of any costly elevator components that are not covered under the operations maintenance agreement
7. Repairs to Clark Street Stairway - **\$700,000**
 - i. Investigate and perform repairs to the vertical displacement between granite, cracks in granite and corrosion staining at Clark Street stairway.
8. ADA Upgrades - **\$1,000,000**
 - i. Miscellaneous upgrades to the for compliance with current Americans With Disabilities Act

9. Re-lining of Cooling Towers - \$400,000

- i. Installation of new lining system within 7 of the building's 12 cooling towers.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 Budget Summary**

COOK COUNTY		2020 Funding %*	2019 Funding %*
BASE RENT	\$15,533,685		
STEAM CHARGES	\$552,074		
PACKAGE UNIT MAINTENANCE	\$4,900		
2020 CAPITAL PROJECTS	\$5,072,528		
TOTAL COUNTY	\$21,163,187	95.88%	95.88%
CITY OF CHICAGO			
BASE RENT	\$56,375		
STEAM CHARGES	\$436,551		
2020 CAPITAL PROJECTS	\$18,515		
TOTAL CITY	\$511,442	0.35%	0.35%
PBCC			
BASE RENT	\$609,761		
2020 CAPITAL PROJECTS	\$198,957		
TOTAL PBCC	\$808,718	3.76%	3.76%
TOTAL FUNDING:	\$22,483,347	100.00%	100.00%

*Note: Percentage based on 2019 square footage occupied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET SUMMARY**

BUDGET SUMMARY	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
REVENUE					
BASE RENT	\$16,199,821	\$15,585,534	\$15,585,533	\$614,288	3.94%
RETAIL INCOME	\$329,876	\$167,892	\$97,692	\$232,184	237.67%
OTHER INCOME	\$1,200	\$168,224	\$1,200	\$0	0.00%
INCOME FROM SERVICES RESOLD	\$993,526	\$995,807	\$995,807	(\$2,282)	-0.23%
TOTAL REVENUE	\$17,524,423	\$16,917,457	\$16,680,232	\$844,191	5.06%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$2,743,181	\$2,702,253	\$2,702,253	\$40,928	1.51%
CLEANING EXPENSE	\$4,536,442	\$4,369,418	\$4,379,518	\$156,924	3.58%
SECURITY EXPENSE	\$2,677,510	\$2,346,002	\$2,371,001	\$306,509	12.93%
MECHANICAL MAINTENANCE	\$4,136,491	\$3,962,333	\$3,985,933	\$150,558	3.78%
BUILDING GENERAL	\$775,770	\$884,504	\$910,504	(\$134,734)	-14.80%
ADMINISTRATIVE EXPENSE	\$1,033,023	\$1,028,661	\$1,048,661	(\$15,638)	-1.49%
INSURANCE	\$628,480	\$628,480	\$623,488	\$4,992	0.80%
SUBTOTAL BUILDING OPERATING EXPENSES	\$16,530,897	\$15,921,651	\$16,021,358	\$509,540	3.18%
COST OF SERVICES RESOLD	\$993,526	\$995,807	\$995,807	(\$2,282)	-0.23%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$17,524,423	\$16,917,458	\$17,017,165	\$507,258	2.98%

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
3 YEAR BUDGET COMPARISON**

3 YEAR BUDGET COMPARISON	PROPOSED 2020 BUDGET	2019 BUDGET	2018 BUDGET	\$ VARIANCE 2020 BUDGET VS. 2019 BUDGET	% VARIANCE 2020 BUDGET VS. 2019 BUDGET
REVENUE					
BASE RENT	\$16,199,821	\$15,585,534	\$15,677,151	\$614,288	3.94%
RETAIL INCOME	\$329,876	\$167,892	\$97,020	\$161,984	96.48%
OTHER INCOME	\$1,200	\$168,224	\$5,600	(\$167,024)	-99.29%
INCOME FROM SERVICES RESOLD	\$993,526	\$995,807	\$704,496	(\$2,282)	-0.23%
TOTAL REVENUE	\$17,524,423	\$16,917,457	\$16,484,267	\$606,966	3.59%
OPERATING AND REIMBURSABLE EXPENSES					
UTILITIES EXPENSE	\$2,743,181	\$2,702,253	\$3,179,597	\$40,928	1.51%
CLEANING EXPENSE	\$4,536,442	\$4,369,418	\$4,295,822	\$167,024	3.82%
SECURITY EXPENSE	\$2,677,510	\$2,346,002	\$2,185,401	\$331,508	14.13%
MECHANICAL MAINTENANCE	\$4,136,491	\$3,962,333	\$3,971,589	\$174,158	4.40%
BUILDING GENERAL	\$775,770	\$884,504	\$874,921	(\$108,734)	-12.29%
ADMINISTRATIVE EXPENSE	\$1,033,023	\$1,028,661	\$802,953	\$4,362	0.42%
INSURANCE	\$628,480	\$628,480	\$469,488	\$0	0.00%
SUBTOTAL BUILDING OPERATING EXPENSES	\$16,530,897	\$15,921,651	\$15,779,771	\$609,247	3.83%
COST OF SERVICES RESOLD (TAB X)	\$993,526	\$995,807	\$704,496	(\$2,281)	-0.23%
OPERATING CONTINGENCY	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENSES	\$17,524,423	\$16,917,458	\$16,484,267	\$606,965	3.59%

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE EXPENSE SHARES**

	PROPOSED 2020 BUDGET	COOK COUNTY EXPENSE SHARE	PUBLIC BUILDING COMMISSION EXPENSE SHARE	CITY OF CHICAGO EXPENSE SHARE
OPERATING AND REIMBURSABLE EXPENSES				
UTILITIES EXPENSE	\$2,743,181	\$2,630,382	\$103,253	\$9,546
CLEANING EXPENSE	\$4,536,442	\$4,349,903	\$170,752	\$15,787
SECURITY EXPENSE	\$2,677,510	\$2,567,411	\$100,781	\$9,318
MECHANICAL MAINTENANCE	\$4,136,491	\$3,966,399	\$155,698	\$14,395
BUILDING GENERAL	\$775,770	\$743,871	\$29,200	\$2,700
ADMINISTRATIVE EXPENSE	\$1,033,023	\$990,545	\$38,883	\$3,595
INSURANCE	\$628,480	\$602,637	\$23,656	\$2,187
TOTAL BUILDING OPERATING EXPENSES	\$16,530,897	\$15,851,147	\$622,223	\$57,528

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE EXPENSE SHARES**

	COOK COUNTY PROPOSED 2020 BUDGET EXPENSE SHARE	COOK COUNTY 2019 BUDGET EXPENSE SHARE	COOK COUNTY 2018 BUDGET EXPENSE SHARE
OPERATING AND REIMBURSABLE EXPENSES			
UTILITIES EXPENSE	\$2,630,382	\$2,591,136	\$3,048,852
CLEANING EXPENSE	\$4,349,903	\$4,189,747	\$4,119,178
SECURITY EXPENSE	\$2,567,411	\$2,249,534	\$2,095,537
MECHANICAL MAINTENANCE	\$3,966,399	\$3,799,402	\$3,808,277
BUILDING GENERAL	\$743,871	\$848,133	\$838,944
ADMINISTRATIVE EXPENSE	\$990,545	\$986,363	\$769,936
INSURANCE	\$602,637	\$602,637	\$450,183
TOTAL BUILDING OPERATING EXPENSES	\$15,851,147	\$15,266,952	\$15,130,907

RICHARD J. DALEY CENTER 2020 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
SUMMARY OF OPERATING AND MAINTENANCE RENTAL OBLIGATIONS													
COUNTY BASE RENT	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$15,533,685
COUNTY STEAM CHARGES	\$238,764	\$68,326	\$49,302	\$19,649	\$5,935	\$5,649	\$6,866	\$6,742	\$6,097	\$29,449	\$54,792	\$60,505	\$552,074
COUNTY PACKAGE UNIT MAINT.	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
TOTAL COUNTY O & M CHARGES	\$1,533,646	\$1,363,208	\$1,344,184	\$1,314,531	\$1,300,817	\$1,300,531	\$1,301,748	\$1,301,624	\$1,300,979	\$1,324,331	\$1,349,674	\$1,355,387	\$16,090,659
CITY BASE RENT	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$56,375
CITY STEAM CHARGES	\$88,486	\$62,915	\$58,417	\$24,687	\$16,732	\$7,190	\$4,995	\$5,805	\$5,594	\$33,071	\$60,782	\$67,876	\$436,551
TOTAL CITY O & M CHARGES	\$93,184	\$67,613	\$63,115	\$29,385	\$21,429	\$11,888	\$9,693	\$10,503	\$10,292	\$37,769	\$65,480	\$72,574	\$492,927
PBCC BASE RENT	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$609,761
TOTAL PBCC O & M CHARGES	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$609,761

TOTAL BASE RENT:	\$16,199,821
TOTAL SERVICES RESOLD:	\$993,526
TOTAL TENANT CONTRIBUTIONS:	\$17,193,347

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL
PERSONNEL ROSTER**

Department	Title	No. of Employees Budget 2019	No. of Employees Budget 2018	Building Staff Expense	Contract Employee Expense
Cleaning Staff:		64	65		\$4,085,791
contract employees	Day	15	16		
contract employees	Night	49	49		
Security Staff:		32	33		\$2,494,490
contract employees	Director	1	1		
building employee	Administrative	0	1		
contract employees	Security Manager	1	1		
contract employees	Roving Supervisors	3	3		
contract employees	Supervisory Guards	4	4		
contract employees	Guards	23	23		
Engineers:		18	21		\$2,698,553
building employee	Chief Engineer	1	1		
building employee	Assistant Chief Engineer	2	2		
building employee (1)	Engineer	15	18		
building employee	Apprentice	0	0		
Carpenter:		1	1	\$196,239	
Elevator Personnel:		1	2	\$103,119	
building employee	Tenant Coordinator	1	1		
building employee	Elevator Starters	0	1		
Administrative:		5	5	\$603,988	
building employee	General Manager	1	1		
building employee	Assistant General Manager	1	1		
building employee	Property Accountant	1	1		
building employee	Special Events Coordinator	1	1		
building employee	Administrative	1	1		
TOTAL PAYROLL:		121	127	\$903,346	\$9,278,835

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

REVENUE BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. BASE RENT COUNTY	\$15,533,685	\$14,944,656	\$14,944,656	\$589,029	3.94%
2. BASE RENT CITY	\$56,375	\$54,238	\$54,238	\$2,137	3.94%
3. BASE RENT PBCC	\$609,761	\$586,639	\$586,639	\$23,122	3.94%
4. RETAIL INCOME	\$143,652	\$148,692	\$78,492	\$65,160	83.01%
5. SPECIAL EVENTS INCOME	\$167,024	\$167,024	\$167,024	\$0	100.00%
6. RETAIL PERCENTAGE RENT	\$19,200	\$19,200	\$19,200	\$0	0.00%
7. XEROX MACHINES	\$0	\$0	\$0	\$0	#DIV/0!
8. INCOME FROM SERVICE RESOLD TO TENANT	\$1,200	\$1,200	\$1,200	\$0	0.00%
9. INCOME FROM SERVICES RESOLD	\$993,526	\$995,807	\$995,807	(\$2,282)	-0.23%
TOTAL	\$17,524,423	\$16,917,457	\$16,847,256	\$677,167	4.02%

1. Based on 95.888% occupancy. See summary detail attached.
2. Based on 0.348% occupancy. See summary detail attached.
3. Based on 3.764% occupancy. See summary detail attached.
4. Retail rent summary:
12th floor surety bondsmen (total of 7): \$3,960 bondsmen (\$330.00 per month), \$27,720 total
Starbucks: \$3,231.25 monthly. 2019 revenue of \$38,775
Distributed Antenna Systems Rent: \$43,200 (\$7,200 per month) represents rent for 3 cellular carriers beginning in July 2019
ATM Machines: \$1,000 monthly. 2019 revenue of \$12,000
5. Special events revenue previously classified as a credit against administrative expenses, will be classified as income in 2019
6. Percentage rent for vending machines, \$1,600 per month.
7. Due to decreased activity and transactions, the copy machines agreement was terminated in 2018
8. \$100 per month from Starbucks for waste hauling.
9. Services resold to tenants, identified as reimbursable expenses.
Steam \$926,358 (metered) - In addition to charges from 2018 steam reconciliation

RICHARD J. DALEY CENTER 2020 OPERATING BUDGET BY OCCUPANTS

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
REVENUE													
BASE RENTS													
3000-105 BASE RENT COUNTY (95.88%)	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$1,294,474	\$15,533,685
3000-110 BASE RENT CITY (0.348%)	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$4,698	\$56,375
3000-115 BASE RENT PBCC (3.76%)	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$50,813	\$609,761
TOTAL BASE RENT	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$1,349,985	\$16,199,821
OTHER RENTAL INCOME													
3100-100 RETAIL RENTAL INCOME	\$6,571	\$6,571	\$6,571	\$13,771	\$13,771	\$13,771	\$13,771	\$13,771	\$13,771	\$13,771	\$13,771	\$13,771	\$143,652
3100-150 RETAIL RENT - PERCENTAGE	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$19,200
3100-175 SPECIAL EVENTS INCOME	\$750	\$75	\$3,712	\$8,212	\$30,525	\$18,150	\$12,300	\$19,575	\$12,375	\$17,475	\$750	\$43,125	\$167,024
OTHER RENTAL INCOME	\$8,921	\$8,246	\$11,883	\$23,583	\$45,896	\$33,521	\$27,671	\$34,946	\$27,746	\$32,846	\$16,121	\$58,496	\$329,876
OTHER INCOME													
3400-208 SERVICE INCOME - RETAIL TENANT	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
3400-241 SERVICE INCOME-REIMBURSABLE FROM TENANTS	\$327,659	\$131,649	\$108,127	\$44,745	\$23,074	\$13,247	\$12,269	\$12,955	\$12,099	\$62,929	\$115,982	\$128,790	\$993,526
OTHER INCOME	\$327,759	\$131,749	\$108,227	\$44,845	\$23,174	\$13,347	\$12,369	\$13,055	\$12,199	\$63,029	\$116,082	\$128,890	\$994,726
TOTAL REVENUE	\$1,686,665	\$1,489,980	\$1,470,095	\$1,418,413	\$1,419,055	\$1,396,853	\$1,390,025	\$1,397,986	\$1,389,931	\$1,445,860	\$1,482,188	\$1,537,371	\$17,524,423

RICHARD J. DALEY CENTER 2020 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
<u>OPERATING EXPENSES</u>													
<u>1. UTILITIES EXPENSE</u>													
4200-150 ELECTRICITY	\$160,571	\$130,891	\$134,126	\$140,582	\$131,131	\$165,407	\$177,634	\$183,510	\$210,956	\$166,301	\$163,380	\$189,278	\$1,953,767
4200-200 GAS	\$122,842	\$121,323	\$107,362	\$111,233	\$41,777	\$30,713	\$29,263	\$29,657	\$29,561	\$44,433	\$86,705	\$117,839	\$872,711
4200-250 TENANT STEAM	(\$327,250)	(\$131,241)	(\$107,719)	(\$44,336)	(\$22,666)	(\$12,838)	(\$11,861)	(\$12,547)	(\$11,691)	(\$62,520)	(\$115,574)	(\$128,382)	(\$988,626)
4200-600 WATER	\$21,613	\$26,856	\$20,519	\$21,031	\$22,805	\$26,689	\$31,005	\$34,938	\$46,064	\$17,108	\$27,773	\$25,555	\$321,955
4200-955 LOAN INTEREST	\$64,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,499	\$0	\$0	\$0	\$125,388
4200-960 LOAN PRINCIPAL	\$226,799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$231,188	\$0	\$0	\$0	\$457,987
TOTAL UTILITIES EXPENSE	\$269,464	\$147,829	\$154,288	\$228,510	\$173,047	\$209,971	\$226,041	\$235,558	\$566,576	\$165,322	\$162,283	\$204,291	\$2,743,181
<u>2. CLEANING EXPENSE</u>													
4000-201 CLEANING CONTRACT SERVICE - DAY	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$78,492	\$941,903
4000-202 CLEANING CONTRACT SERVICE - NIGHT	\$260,074	\$260,074	\$260,074	\$260,074	\$283,074	\$260,074	\$260,074	\$260,074	\$260,074	\$260,074	\$260,074	\$260,074	\$3,143,888
4000-211 ADDITIONAL CLEANING SERVICES	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
4000-700 WINDOW WASHING SERVICE CONTRACT	\$3,872	\$3,872	\$3,872	\$20,336	\$3,872	\$20,336	\$3,872	\$3,872	\$20,336	\$3,872	\$3,872	\$3,872	\$95,856
4100-882 WINDOW WASHING RIG SERVICE CONTRACT	\$6,276	\$6,276	\$6,276	\$6,276	\$6,527	\$6,527	\$6,527	\$6,527	\$6,527	\$6,527	\$6,527	\$6,527	\$77,320
4000-215 CLEANING-SUPP/MATERIALS	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$21,106	\$253,274
4000-212 UNIFORMS	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$6,200
TOTAL CLEANING EXPENSE	\$371,837	\$371,837	\$371,837	\$388,301	\$395,088	\$388,552	\$372,088	\$372,088	\$388,552	\$372,088	\$372,088	\$372,088	\$4,536,442
<u>3. SECURITY DEPARTMENT</u>													
4400-200 SECURITY CONTRACT SERVICE	\$211,664	\$203,664	\$203,664	\$203,664	\$208,788	\$208,788	\$209,044	\$209,044	\$209,044	\$209,044	\$209,044	\$209,044	\$2,494,490
4400-210 ADDITIONAL SECURITY SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
4400-310 SECURITY REPAIRS AND MAINTENANCE	\$31,000	\$4,000	\$4,000	\$4,000	\$4,000	\$10,000	\$75,650	\$4,000	\$5,500	\$12,500	\$4,000	\$3,020	\$161,670
4400-400 SECURITY SUPPLIES AND MATERIALS	\$1,000	\$500	\$1,900	\$1,650	\$500	\$1,500	\$1,000	\$1,000	\$800	\$1,500	\$500	\$500	\$12,350
4400-100 SECURITY PAYROLL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4400-700 FIRE SAFETY R&M EXPENSE	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
TOTAL SECURITY EXPENSE	\$244,414	\$208,914	\$210,314	\$210,064	\$214,038	\$221,038	\$286,444	\$214,794	\$216,094	\$223,794	\$214,294	\$213,314	\$2,677,510

RICHARD J. DALEY CENTER 2020 MONTHLY OPERATING BUDGET BY CATEGORY

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUGUST</u>	<u>SEPTEMBER</u>	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>ANNUAL BUDGET</u>
4. MECHANICAL MAINTENANCE DEPARTMENT													
<u>ELECTRICAL R&M</u>													
4100-415 ELECTRICIAN - SUPPLIES/MATERIALS	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000
4100-410 ELECTRICIAN - REPAIRS/MAINTENANCE	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
4100-480 ELECTRICIAN - UNIFORMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ELECTRICAL R & M EXPENSE	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$90,000
<u>PLUMBING R & M</u>													
4100-610 PLUMBING REP/MAINT O/S SERVICES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
TOTAL PLUMBING R & M EXPENSE	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
<u>HVAC R & M</u>													
4100-300 HVAC-CONTRACT SERVICE	\$11,721	\$11,721	\$11,825	\$11,825	\$11,825	\$11,825	\$11,825	\$11,825	\$11,825	\$11,825	\$11,825	\$11,825	\$141,688
4100-301 HVAC-CONTROLS CONTRACT	\$5,643	\$5,643	\$5,643	\$5,643	\$5,643	\$5,643	\$5,764	\$5,764	\$5,764	\$5,764	\$5,764	\$5,764	\$68,442
4100-315 HVAC-SUPPLIES/MATERIALS	\$6,250	\$6,250	\$6,250	\$6,250	\$8,750	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$77,500
4100-310 REPAIRS & MAINTENANCE	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$7,810	\$93,720
4100-100 HVAC-PAYROLL	\$299,731	\$219,151	\$196,108	\$196,108	\$196,108	\$197,566	\$290,852	\$202,528	\$204,031	\$202,528	\$202,528	\$291,312	\$2,698,553
4100-151 UNIFORMS	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
TOTAL HVAC R & M EXPENSE	\$331,905	\$251,325	\$228,386	\$228,386	\$230,886	\$229,844	\$323,251	\$234,927	\$236,430	\$234,927	\$234,927	\$323,710	\$3,088,903
<u>ELEVATOR R & M</u>													
4100-200 ELEVATORS-CONTRACT SERVICE	\$74,000	\$74,000	\$74,000	\$76,232	\$76,232	\$76,232	\$76,232	\$76,232	\$76,232	\$76,232	\$76,232	\$76,232	\$908,088
4100-210 VANDALISM AND NON CONTRACT REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,500	\$0	\$0	\$0	\$14,500
TOTAL ELEVATOR R & M EXPENSE	\$74,000	\$74,000	\$74,000	\$76,232	\$76,232	\$76,232	\$76,232	\$76,232	\$90,732	\$76,232	\$76,232	\$76,232	\$922,588
TOTAL DEPARTMENTAL EXPENSE	\$416,321	\$335,742	\$312,803	\$315,035	\$317,535	\$316,493	\$409,899	\$321,576	\$337,578	\$321,576	\$321,576	\$410,359	\$4,136,491

RICHARD J. DALEY CENTER 2020 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
5. BUILDING GENERAL DEPARTMENT													
<u>PAINTING R & M</u>													
4100-861 PAINTING SUPPLIES & MATERIALS	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
4100-860 PAINTING - CONTRACTOR	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
SUBTOTAL PAINTING AND R & M EXPENSE	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
<u>CARPENTERS R & M</u>													
4100-931 CARPENTRY PAYROLL	\$15,095	\$15,095	\$22,643	\$15,095	\$15,095	\$15,095	\$15,095	\$15,095	\$22,643	\$15,095	\$15,095	\$15,095	\$196,239
4100-934 CARPENTRY UNIFORMS	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$420
4100-930 CARPENTRY SUPPLIES	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
SUBTOTAL CARPENTER R & M EXPENSE	\$15,255	\$15,255	\$22,803	\$15,255	\$15,255	\$15,255	\$15,255	\$15,255	\$22,803	\$15,255	\$15,255	\$15,255	\$198,159
<u>SERVICES AND SUPPLIES</u>													
4100-830 GEN BUILD SUPPLIES MATERIALS	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$1,597	\$19,164
4300-100 LANDSCAPING	\$0	\$0	\$5,913	\$5,913	\$5,913	\$5,913	\$5,913	\$5,913	\$5,913	\$5,913	\$0	\$0	\$47,304
4000-500 CONTRACT SVC-TRASH REMOVAL	\$4,091	\$8,291	\$4,091	\$4,391	\$4,591	\$4,591	\$4,591	\$4,891	\$4,591	\$4,591	\$4,391	\$4,091	\$57,192
4100-805 EXTERMINATOR SERVICES	\$525	\$525	\$546	\$546	\$546	\$546	\$546	\$546	\$546	\$546	\$546	\$546	\$6,510
4100-810 CONTRACT SVC-METAL MAINT.	\$0	\$0	\$0	\$15,524	\$3,444	\$1,815	\$0	\$0	\$0	\$0	\$0	\$0	\$20,783
4100-845 GENERAL BUILDING REPAIRS	\$3,846	\$8,987	\$6,801	\$10,600	\$3,846	\$2,000	\$2,000	\$2,000	\$17,846	\$25,290	\$18,303	\$2,020	\$103,539
4100-840 GLASS REPLACEMENT	\$19,000	\$0	\$19,000	\$0	\$19,000	\$0	\$19,000	\$0	\$19,000	\$0	\$19,000	\$0	\$114,000
4100-826 DIRECTORY STRIPS, AND SIGNS	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
4100-220 ELEVATOR STARTERS PAYROLL EXPENSE	\$7,932	\$7,932	\$11,898	\$7,932	\$7,932	\$7,932	\$7,932	\$7,932	\$11,898	\$7,932	\$7,932	\$7,932	\$103,119
4800-010 FURNITURE REPAIR	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$10,000
4800-020 WOOD MAINTENANCE	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
4800-030 CARPET	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
TOTAL BUILDING GENERAL SERVICES & SUPPLIES	\$39,825	\$30,166	\$52,680	\$49,337	\$49,703	\$27,228	\$44,413	\$25,713	\$64,225	\$48,703	\$54,603	\$19,020	\$505,611
TOTAL DEPARTMENTAL EXPENSE	\$61,080	\$51,421	\$81,483	\$70,592	\$70,958	\$48,483	\$65,668	\$46,968	\$93,028	\$69,958	\$75,858	\$40,275	\$775,770

RICHARD J. DALEY CENTER 2020 MONTHLY OPERATING BUDGET BY CATEGORY

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL BUDGET
6. ADMINISTRATION EXPENSES													
4500-580 OFFICE SUPPLIES	\$5,949	\$1,949	\$2,449	\$1,949	\$1,949	\$1,949	\$1,949	\$1,949	\$1,949	\$1,949	\$1,949	\$1,949	\$27,888
4500-520 TELEPHONE	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830	\$21,960
4500-300 MANAGEMENT FEES	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$14,044	\$168,533
4500-730 OTHER PROFESSIONAL FEES	\$3,217	\$3,217	\$30,117	\$10,717	\$3,217	\$3,217	\$3,217	\$3,217	\$3,217	\$3,217	\$3,217	\$3,217	\$73,004
4500-410 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,000	\$65,000
4500-414 ENVIRONMENTAL FEES	\$0	\$8,000	\$12,500	\$0	\$0	\$0	\$0	\$8,000	\$2,150	\$0	\$0	\$0	\$30,650
4500-100 ADMINISTRATIVE PAYROLL	\$36,588	\$36,588	\$94,690	\$36,588	\$36,588	\$36,588	\$36,588	\$36,588	\$54,882	\$36,588	\$36,588	\$36,588	\$515,449
4500-101 ADMINISTRATIVE BENEFITS	\$6,811	\$6,811	\$10,216	\$6,811	\$6,811	\$6,811	\$6,811	\$6,811	\$10,216	\$6,811	\$6,811	\$6,811	\$88,539
4500-590 STACKING PLAN AND BLDG SFT CALC	\$575	\$3,075	\$575	\$575	\$2,375	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$11,200
4500-700 ADMINISTRATIVE EXPENSE	\$900	\$900	\$20,900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$30,800
TOTAL ADMINISTRATIVE EXPENSE	\$69,914	\$76,414	\$187,321	\$73,414	\$67,714	\$65,914	\$65,914	\$73,914	\$89,763	\$65,914	\$65,914	\$130,914	\$1,033,023
7. INSURANCE EXPENSE													
4700-010 INSURANCE	\$140,349	\$7,849	\$7,849	\$140,349	\$7,849	\$7,849	\$144,349	\$7,849	\$7,849	\$140,349	\$7,849	\$8,137	\$628,480
TOTAL INSURANCE EXPENSE	\$140,349	\$7,849	\$7,849	\$140,349	\$7,849	\$7,849	\$144,349	\$7,849	\$7,849	\$140,349	\$7,849	\$8,137	\$628,480
TOTAL OPERATING EXPENSE	\$1,573,379	\$1,200,005	\$1,325,894	\$1,426,264	\$1,246,228	\$1,258,299	\$1,570,403	\$1,272,746	\$1,699,440	\$1,359,000	\$1,219,862	\$1,379,377	\$16,530,897
REIMBURSABLE EXPENSE													
4900-140 COST OF STEAM RESOLD COUNTY	\$238,764	\$68,326	\$49,302	\$19,649	\$5,935	\$5,649	\$6,866	\$6,742	\$6,097	\$29,449	\$54,792	\$60,505	\$552,074
4900-150 COST OF STEAM RESOLD CITY	\$88,486	\$62,915	\$58,417	\$24,687	\$16,732	\$7,190	\$4,995	\$5,805	\$5,594	\$33,071	\$60,782	\$67,876	\$436,551
4900-160 COUNTY PACKAGE UNIT MAINTENANCE	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$4,900
TOTAL REIMBURSABLE EXPENSE	\$327,659	\$131,649	\$108,127	\$44,745	\$23,074	\$13,247	\$12,269	\$12,955	\$12,099	\$62,929	\$115,982	\$128,790	\$993,526
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING AND NON-OPERATING	\$1,901,037	\$1,331,654	\$1,434,021	\$1,471,009	\$1,269,303	\$1,271,546	\$1,582,672	\$1,285,701	\$1,711,540	\$1,421,929	\$1,335,844	\$1,508,167	\$17,524,423
OPERATING SURPLUS OR (DEFICIT)	\$214,372	(\$158,326)	(\$36,074)	\$52,596	(\$149,753)	(\$125,307)	\$192,647	(\$112,285)	\$321,609	(\$23,931)	(\$146,345)	(\$29,204)	(\$0)

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

UTILITIES BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. ELECTRICITY	\$1,953,767	\$2,025,458	\$2,025,458	(\$71,691)	-3.54%
2. NATURAL GAS	\$872,711	\$818,679	\$818,679	\$54,031	6.60%
3. TENANT STEAM USAGE	(\$988,626)	(\$990,907)	(\$990,907)	\$2,282	-0.23%
4. WATER	\$321,955	\$284,419	\$284,419	\$37,536	13.20%
5. ENERGY PERFORMANCE CONTRACT LOAN	\$583,375	\$564,604	\$564,604	\$18,771	3.32%
TOTAL	\$2,743,181	\$2,702,253	\$2,702,253	\$40,928	1.51%

1. See Electrical Budget Worksheet based on utility consultant usage projections and existing procurement rates.
2. See Natural Gas Budget based on utility consultant usage projections and existing procurement rates.
3. See Natural Gas Budget Worksheet (2019 Budget Tenant Steam Cost). Includes all costs for City Hall and County Building steam usage.
These costs are offset against the overall utility expense category.
Also, includes reconciliation performed for 2018 steam usage. Additional charges owed by City and County totals \$166K and will be added to 2020 steam charges.
Variance is due to reconciliation credits or charges that vary from year to year based on City Hall/County Bldg usage.
4. See Water Budget Worksheet.
Variance stems from increase in City of Chicago Water/Sewer tax rates and overall usage.
5. Energy Performance Contracting Loan (March 2011 through September 2025). Payments due in March and September. Funded by savings created and applied to utility and maintenance expenses.

RICHARD J. DALEY CENTER

ELECTRIC BUDGET WORKSHEET
2020

Month	Electricity Usage (kwh)	Total Cost @ Fixed Contract Energy Rate (\$)	Percent Bought @ Variable Energy Rate (%)	Distribution Loss Charges (\$)	Transmission Service Charges (\$)	Reserve Capacity Charges (\$)	Renewable Portfolio Standard Charges (\$)	Electric Utility Distribution Charges (\$)	Utility Taxes (\$)	Subtotal	Contingency Variance	Total
January	1,417,735	\$39,512	0%	\$2,355	\$28,128	\$45,368	\$57	\$33,448	\$4,057	\$152,924	\$7,646	\$160,571
February	1,129,412	\$31,477	0%	\$1,876	\$22,408	\$36,141	\$45	\$29,432	\$3,279	\$124,658	\$6,233	\$130,891
March	1,159,471	\$32,314	0%	\$1,926	\$23,004	\$37,103	\$46	\$29,985	\$3,360	\$127,739	\$6,387	\$134,126
April	1,143,177	\$31,860	0%	\$1,899	\$22,681	\$36,582	\$46	\$37,504	\$3,316	\$133,887	\$6,694	\$140,582
May	1,005,389	\$28,020	0%	\$1,670	\$19,947	\$32,172	\$40	\$40,093	\$2,944	\$124,887	\$6,244	\$131,131
June	1,286,323	\$35,850	0%	\$2,137	\$25,521	\$41,162	\$51	\$49,108	\$3,702	\$157,531	\$7,877	\$165,407
July	1,392,371	\$38,805	0%	\$2,313	\$27,625	\$44,556	\$56	\$51,832	\$3,989	\$169,175	\$8,459	\$177,634
August	1,465,681	\$40,849	0%	\$2,435	\$29,079	\$46,902	\$59	\$51,262	\$4,187	\$174,772	\$8,739	\$183,510
September	1,688,531	\$47,059	0%	\$2,805	\$33,500	\$54,033	\$68	\$58,657	\$4,788	\$200,910	\$10,046	\$210,956

Projected 2020 Natural Gas Budget
 Facility: Richard J Daley Center

Month	Usage (1)	Estimated Storage (3)	Fixed Price Volume	Variable Priced Volume (4)	Fixed Gas Cost	Variable Priced Gas Cost (5)	Utility Charges	Taxes	Subtotal	Allowed Variance (6)	Total
January	271,733	0	237,270	0	\$68,096	\$0	\$45,517	\$3,379	\$116,992	\$5,850	\$122,842
February	223,765	0	236,840	0	\$67,973	\$0	\$44,296	\$3,277	\$115,546	\$5,777	\$121,323
March	190,979	0	203,850	0	\$58,505	\$0	\$40,762	\$2,983	\$102,250	\$5,112	\$107,362
April	115,265	0	101,976	0	\$28,727	\$0	\$75,115	\$2,095	\$105,937	\$5,297	\$111,233
May	46,854	0	46,854	0	\$13,199		\$24,927	\$1,662	\$39,788	\$1,989	\$41,777
June	17,347	0	17,347	0	\$4,887		\$22,873	\$1,491	\$29,251	\$1,463	\$30,713
July	14,233	0	14,233	0	\$4,009		\$22,408	\$1,452	\$27,869	\$1,393	\$29,263
August	16,027	0	16,027	0	\$4,515		\$22,288	\$1,442	\$28,245	\$1,412	\$29,657
September	15,284	0	15,284	0	\$4,306		\$22,397	\$1,451	\$28,154	\$1,408	\$29,561
October	55,813	0	55,813	0	\$15,723		\$24,933	\$1,662	\$42,318	\$2,116	\$44,433
November	160,217	0	160,217	0	\$45,133		\$34,946	\$2,497	\$82,576	\$4,129	\$86,705
December	246,798	0	246,798	0	\$69,523		\$39,802	\$2,903	\$112,228	\$5,611	\$117,839
TOTAL	1,374,315	0	1,352,509	0	\$384,595	\$0	\$420,264	\$26,294	\$831,153	\$41,558	\$872,711

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
FIRST FIVE MONTHS OF 2019**

MONTH	TOTAL THERMS PRODUCED	DISTRIBUTION			TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER			
JAN	286,258	78,091	85,558	122,609	\$ 125,255	0.4376	76.20%
FEB	272,945	60,643	66,153	146,149	\$ 138,503	0.5074	75.20%
MAR	215,293	66,718	46,534	102,041	\$ 119,696	0.5560	77.07%
APR	175,999	48,081	51,902	76,016	\$ 103,626	0.5888	80.00%
MAY	40,871	14,892	16,753	9,226	\$ 37,538	0.9185	78.00%
TOTAL	991,366	268,425	266,900	456,041	\$ 524,618		

**RICHARD J. DALEY CENTER
TOTAL THERMS DISTRIBUTED
LAST SEVEN MONTHS OF 2018**

MONTH	PRODUCED	DISTRIBUTION			TOTAL BILLING	COST PER THERM	BOILER EFFICIENCY
		COUNTY	CITY	DALEY CENTER			
JUN	19,918	5,247	12,767	1,904	\$ 28,825	1.4472	69.08%
JUL	13,175	4,063	7,839	1,273	\$ 25,893	1.9653	76.69%
AUG	16,215	4,122	9,394	2,699	\$ 25,996	1.6032	53.47%
SEPT	15,273	2,739	10,958	1,576	\$ 35,561	2.3284	66.77%
OCT	58,658	23,389	27,979	7,290	\$ 37,649	0.6418	71.88%
NOV	169,760	35,218	56,875	77,667	\$ 78,555	0.4627	75.21%
DEC	245,491	59,579	80,303	105,609	\$ 106,365	0.4333	77.20%
TOTAL	538,490	134,357	206,115	198,018	\$ 338,844		

<p style="text-align: center;">RICHARD J. DALEY CENTER NATURAL GAS BUDGET WORKSHEET 2020</p>
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PROJECTION OF 2020 STEAM PRODUCTION AND TOTAL COSTS (Projection based on Jan-May 2019 actual, June-December 2018 actual)

	PROJECTED STEAM PRODUCED	THERM DISTRIBUTION			TOTAL PROJ THERMS	COST PER THERM	2019 TOTAL FUEL BUDGET
MONTH		COUNTY	CITY	DALEY CENTER			
JAN	286,258	73,223	78,660	122,609	271,733	0.4521	\$122,842
FEB	272,945	64,497	59,390	146,149	223,765	0.5422	\$121,323
MAR	215,293	46,539	55,144	102,041	190,979	0.5622	\$107,362
APR	175,999	18,548	23,304	76,016	115,265	0.9650	\$111,233
MAY	40,871	5,602	15,794	9,226	46,854	0.8916	\$41,777
JUN	19,918	5,332	6,787	1,904	17,347	1.7705	\$30,713
JUL	13,175	6,481	4,715	1,273	14,233	2.0560	\$29,263
AUG	16,215	6,364	5,480	2,699	16,027	1.8504	\$29,657
SEPT	15,273	5,755	5,281	1,576	15,284	1.9341	\$29,561
OCT	58,658	27,799	31,218	7,290	55,813	0.7961	\$44,433
NOV	169,760	51,722	57,376	77,667	160,217	0.5412	\$86,705
DEC	245,491	57,115	60,073	105,609	246,798	0.4775	\$117,839
TOTAL	1,529,856	368,977	447,222	654,059	1,374,315	1.070	\$872,711

AVERAGE FUEL COST PER THERM	\$	0.64
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NOTE:

1. WE HAVE RETAINED A BROKER TO PURCHASE NATURAL GAS AT THE NYMEX.
2. STEAM PROJECTIONS ARE BASED ON 2018 ACTUAL USAGE THROUGH APRIL AND 2017 ACTUAL USAGE MAY THROUGH DECEMBER.

BUDGET SUMMARY

2020 BUDGET FUELING COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
GROSS FUEL COST	\$ 122,842	\$ 121,323	\$ 107,362	\$ 111,233	\$ 41,777	\$ 30,713	\$ 29,263	\$ 29,657	\$ 29,561	\$ 44,433	\$ 86,705	\$ 117,839	\$ 872,711
TOTAL FUELING COST	\$ 122,842	\$ 121,323	\$ 107,362	\$ 111,233	\$ 41,777	\$ 30,713	\$ 29,263	\$ 29,657	\$ 29,561	\$ 44,433	\$ 86,705	\$ 117,839	\$ 872,711

BUDGET SUMMARY

2020 BUDGET TENANT STEAM COST	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
RESOLD TO COUNTY	\$ 77,570	\$ 68,326	\$ 49,302	\$ 19,649	\$ 5,935	\$ 5,649	\$ 6,866	\$ 6,742	\$ 6,097	\$ 29,449	\$ 54,792	\$ 60,505	\$ 390,879
2018 COUNTY STEAM RECONCILIATION (DUE)	\$ 161,194.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,195
2020 STEAM CHARGE	\$ 238,764	\$ 68,326	\$ 49,302	\$ 19,649	\$ 5,935	\$ 5,649	\$ 6,866	\$ 6,742	\$ 6,097	\$ 29,449	\$ 54,792	\$ 60,505	\$ 552,074
RESOLD TO CITY	\$ 83,329	\$ 62,915	\$ 58,417	\$ 24,687	\$ 16,732	\$ 7,190	\$ 4,995	\$ 5,805	\$ 5,594	\$ 33,071	\$ 60,782	\$ 67,876	\$ 431,395
2018 CITY STEAM RECONCILIATION (DUE)	\$ 5,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,157
2020 STEAM CHARGE	\$ 88,486	\$ 62,915	\$ 58,417	\$ 24,687	\$ 16,732	\$ 7,190	\$ 4,995	\$ 5,805	\$ 5,594	\$ 33,071	\$ 60,782	\$ 67,876	\$ 436,551
TOTAL TENANT STEAM COST	\$ 327,250	\$ 131,241	\$ 107,719	\$ 44,336	\$ 22,666	\$ 12,838	\$ 11,861	\$ 12,547	\$ 11,691	\$ 62,520	\$ 115,574	\$ 128,382	\$ 988,626

$$\begin{array}{cccc} A & & A & \\ A & A & A & A \end{array}$$

Steam Reconciliation - 2018

Applied to 2020 Tenant Steam Charges

City of Chicago

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Due to/from City of Chicago)
January	78,668.00	85,558.00	(6,890.00)	\$ 82,589.00	\$ 79,723.26	\$ (2,865.74)
February	53,944.00	66,153.00	(12,209.00)	\$ 56,633.00	\$ 60,936.12	\$ 4,303.12
March	52,892.00	46,534.00	6,358.00	\$ 55,529.00	\$ 39,979.25	\$ (15,549.75)
April	26,274.00	51,902.00	(25,628.00)	\$ 27,584.00	\$ 43,378.95	\$ 15,794.95
May	25,212.00	16,753.00	8,459.00	\$ 26,469.00	\$ 20,317.70	\$ (6,151.30)
June	14,338.00	6,787.00	7,551.00	\$ 15,053.00	\$ 11,787.37	\$ (3,265.63)
July	10,696.00	4,715.00	5,981.00	\$ 11,229.00	\$ 9,139.49	\$ (2,089.51)
August	14,719.00	5,480.00	9,239.00	\$ 15,453.00	\$ 10,248.90	\$ (5,204.10)
September	14,776.00	5,281.00	9,495.00	\$ 15,513.00	\$ 8,142.92	\$ (7,370.08)
October	23,599.00	31,218.00	(7,619.00)	\$ 24,775.00	\$ 54,214.86	\$ 29,439.86
November	31,763.00	57,376.00	(25,613.00)	\$ 33,346.00	\$ 53,182.74	\$ 19,836.74
December	76,049.00	64,073.00	11,976.00	\$ 79,840.00	\$ 58,118.16	\$ (21,721.84)
Totals	422,930.00	441,830.00	(18,900.00)	\$ 444,012.00	\$ 449,169.72	\$ 5,156.72

Cook County

Month	Budgeted Usage	Actual Usage	Difference	Budgeted Billback (Tenant's payment)	RJDC Costs Incurred	Revenue Difference (Credit Due to/from Cook County)
January	59,083.00	78,091.00	(19,008.00)	\$ 62,028.00	\$ 72,765.48	\$ 10,737.48
February	39,765.00	60,643.00	(20,878.00)	\$ 41,747.00	\$ 55,860.64	\$ 14,113.64
March	45,121.00	66,718.00	(21,597.00)	\$ 47,370.00	\$ 57,320.14	\$ 9,950.14
April	21,091.00	48,081.00	(26,990.00)	\$ 22,142.00	\$ 40,185.41	\$ 18,043.41
May	20,047.00	14,892.00	5,155.00	\$ 21,046.00	\$ 18,060.72	\$ (2,985.28)
June	2,380.00	5,332.00	(2,952.00)	\$ 2,499.00	\$ 9,260.39	\$ 6,761.39
July	4,599.00	6,481.00	(1,882.00)	\$ 4,828.00	\$ 12,562.69	\$ 7,734.69
August	2,051.00	6,364.00	(4,313.00)	\$ 2,153.00	\$ 11,902.19	\$ 9,749.19
September	2,038.00	5,755.00	(3,717.00)	\$ 2,140.00	\$ 8,873.79	\$ 6,733.79
October	7,381.00	27,799.00	(20,418.00)	\$ 7,749.00	\$ 48,277.24	\$ 40,528.24
November	23,566.00	51,722.00	(28,156.00)	\$ 24,741.00	\$ 47,941.95	\$ 23,200.95
December	65,185.00	57,115.00	8,070.00	\$ 68,434.00	\$ 51,806.83	\$ 16,627.17
Totals	292,307.00	428,993.00	(136,686.00)	\$ 306,878.00	\$ 434,817.47	\$ 161,194.81

<div>RICHARD J. DALEY CENTER WATER BILL SUMMARY 2018-2019</div>

History of 2018 and 2019 Billings

2019	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/21-1/17	1/17-2/13	2/13-3/22	3/22-4/20	4/20-5/16	5/12-6/14	6/14-7/15	7/15-8/18	8/20-9/18	9/18-10/19	11/19-12/20	11/21-12/20	
Dept. of Water													
587563	\$5,235	\$6,410	\$4,975	\$4,967	\$5,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,066
587564	\$12,055	\$15,075	\$11,440	\$11,858	\$12,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,193
Total	\$17,291	\$21,485	\$16,415	\$16,825	\$18,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,260

2018	January	February	March	April	May	June	July	August	September	October	November	December	Total
	12/20-1/19	1/19-2/17	2/17-3/21	3/21-4/17	4/17-5/16	5/16-6/22	6/22-7/19	7/19-8/18	8/18-9/19	9/19-10/17	10/17-11/16	11/16-12/21	
Dept. of Water													
587563	\$9,379	-\$1,478	\$6,927	\$2,826	\$6,226	\$6,713	\$7,711	\$8,678	\$11,337	\$4,099	\$6,788	\$6,181	\$75,387
587564	\$7,546	\$14,107	\$16,473	\$8,939	\$13,152	\$14,638	\$17,093	\$19,272	\$25,514	\$9,587	\$15,430	\$14,263	\$176,014
Total	\$16,925	\$12,629	\$23,400	\$11,765	\$19,378	\$21,351	\$24,804	\$27,950	\$36,851	\$13,686	\$22,218	\$20,444	\$251,401

Total Billing January - May 2019	\$90,260
Total Billing January - June 2018	\$84,097

% Increase 2018 to 2019	7.33%
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2020 budgeted at 1.25% increase over January to May 2019 and June to December 2018 actual expenses.

2020	January	February	March	April	May	June	July	August	September	October	November	December	Total
Dept. of Water	\$21,613	\$26,856	\$20,519	\$21,031	\$22,805	\$26,689	\$31,005	\$34,938	\$46,064	\$17,108	\$27,773	\$25,555	\$321,955

Energy Performance Contract Projected Savings and Loan Repayment Analysis

Savings Season	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Savings
Project													
Lighting Upgrades	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	90,194	1,082,327
Water Conservation - Public restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS Optimization	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	12,431	149,172
Chilled water variable primary flow	0	0	0	0	76,645	76,645	76,645	76,645	76,645	76,645	0	0	459,870
Two chiller upgrade	0	0	0	0	166,794	166,794	166,794	166,794	166,794	166,794	0	0	1,000,764
Chiller upgrade - Condenser water controls	0	0	0	0	0	0	0	0	0	0	0	0	0
AHU S3 and S4 VAV Boxes	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	50,481	605,772
New Boiler controls	13,377	13,377										13,377	40,132
AHU CHW coil isolation valves	84,646	84,646										84,646	253,939
Total KWH saved	251,130	251,130	153,106	153,106	396,545	396,545	396,545	396,545	396,545	396,545	153,106	251,130	3,591,976
Total KWH savings converted to dollars @ .10542 per KWH	\$28,222	\$28,222	\$17,206	\$17,206	\$44,565	\$44,564	\$44,564	\$44,564	\$44,564	\$44,564	\$17,206	\$28,222	\$403,673
Water Conservation Savings @ 3.72 per gallon	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$5,705	\$68,461
Natural Gas Savings	\$3,472	\$3,472	\$3,472	\$3,472	\$0	\$0	\$0	\$0	\$0	\$0	\$3,472	\$3,472	\$20,835
O&M Savings	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$15,185
Loan Interest and Principal payment	\$0	\$0	(\$291,688)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$291,688)
Net	\$38,665	\$38,665	(\$264,039)	\$27,649	\$51,535	\$51,535	\$51,535	\$51,535	\$51,535	\$51,535	\$27,649	\$38,665	\$216,466

RICHARD J. DALEY CENTER
STEAM COST ANALYSIS
2020

PROJECTED OUTPUT: 1,374,315 THERMS PER YEAR

ITEM	COST PER THERM
A. FUEL (BASED ON 2020 PROJECTION)	\$0.6350
B. ELECTRICITY - \$0.12 PER KWHR	\$0.1221
C. WATER - LESS THAN \$0.01 PER 1,000 LBS	\$0.0010
D. WATER TREATMENT @ \$4,000 PER YEAR	\$0.0029
E. BOILER MAINTENANCE AND REPAIR @ \$7,500 PER YEAR	\$0.0055
F. OPERATIONS LABOR: 6,240 MAN-HRS. ENGINEER @ \$64.50	\$0.2929
<u>TOTAL COST</u>	\$1.06

Note: C through E are estimates based on historical averages

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

CLEANING DEPARTMENT	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. CONTRACTOR SERVICES	\$4,085,791	\$3,893,711	\$3,893,711	\$192,080	4.93%
2. ADDITIONAL CLEANING SERVICES	\$18,000	\$6,900	\$17,000	\$1,000	5.88%
3. CLEANING SUPPLIES	\$253,274	\$242,610	\$242,610	\$10,664	4.40%
4. UNIFORMS	\$6,200	\$6,200	\$6,200	\$0	0.00%
5. WINDOW WASHING COSTS	\$95,856	\$135,656	\$135,656	(\$39,800)	-29.34%
6. WINDOW RIG SERVICE CONTRACT	\$77,320	\$84,340	\$84,340	(\$7,020)	-8.32%
TOTAL	\$4,536,442	\$4,369,418	\$4,379,518	\$156,924	3.58%

1. Contract costs consist of labor per attached worksheet-union increases included. Variance due to increased wages and benefits per Union agreement, cleaning of 27th Floor which was unoccupied in 2019 and annual cleaning of the Picasso.
2. Additional cleaning contingency for projects above and beyond the normal scope of services for building projects, plaza events and snow removal. Variance due to increased snow removal costs for inclement weather patterns.
3. Represents cleaning chemicals, paper towels, tissue, waste liner expense and amortized costs for cleaning equipment.
4. Based on negotiated agreement for uniform cleaning and maintenance.

5. Includes two exterior building window cleanings, one interior cleaning, bi-weekly lobby upper panels service, and bi-weekly on the lobby lower panels. Variance due to increased wages and benefits per Union agreement
6. Preventative maintenance service contract - \$6,527 per month.

**Daley Center
Day Staff**

STAFF	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Supervisor	Supervisor	40.0	52.2	2,088.00	\$ 23.13	\$ 48,295.44
Custodian	Day Custodian	440.0	52.2	22,968.00	\$ 18.63	\$ 427,893.84
Lead	Lead	40.0	52.2	2,088.00	\$ 19.63	\$ 40,987.44
Custodian	Day Custodian	80.0	52.2	4,176.00	\$ 16.23	\$ 67,776.48
Custodian	Day Custodian	-	52.2	-		\$ -
Custodian	Day Custodian	-	52.2	-		\$ -
total hours				31,320.00		

SUBTOTAL: Base Labor	\$ 584,953.20
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Vacation replacement total:	\$ 29,841.00
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TOTAL ANNUALIZED LABOR	\$ 614,794.20
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FICA	\$ 47,019.00
SUI	\$ 2,818.00
FUI	\$ 780.00
WC	\$ 24,585.00
GL	\$ 7,375.00
Health & Welfare	\$ 173,316.00
Pension	\$ 35,879.00

SUBTOTAL: Taxes & Fringes	\$ 291,772.00
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TOTAL PAYROLL & RELATED	\$ 906,566.20
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TOTAL ANNUAL COSTS	\$ 906,566.20
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Overhead/Profit	\$ 27,237.00
Uniforms	\$ 1,500.00
Minus Porter	\$ (61,332.00)

TOTAL CHARGE	(Annual)	\$ 873,971.20
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MONTHLY CHARGE	\$ 72,830.93
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**Daley Center
Night**

STAFF	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Custodian	Custodian	1,720.0	52.2	89,784.00	\$ 18.63	\$ 1,672,675.92
custodian	Custodian	80.0	52.2	4,176.00	\$ 16.73	\$ 69,864.48
custodian	Custodian	80.0	52.2	4,176.00	\$ 16.23	\$ 67,776.48
						\$ -
						\$ -

total hours 98,136.00

SUBTOTAL: Base Labor	\$ 1,810,316.88
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Vacation replacement total: \$ 104,991.60

TOTAL ANNUALIZED LABOR	\$ 1,915,308.48
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FICA	\$ 146,483.56
SUI	\$ 8,832.24
FUI	\$ 2,444.00
WC	\$ 76,592.71
GL	\$ 22,977.81
Health & Welfare	\$ 543,058.68
Pension	\$ 112,422.12

SUBTOTAL: Taxes & Fringes	\$ 912,811.12
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TOTAL PAYROLL & RELATED	\$ 2,828,119.60
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Cleaning Supplies	\$ 52,704.00
Required Equipment	\$ 57,970.21
Sweeper Gas	\$ 3,200.00
phone	\$ 2,700.00
Quality Program	\$ 4,700.00
SUBTOTAL: Operating Expenses	\$ 121,274.21

TOTAL ANNUAL COSTS	\$ 2,949,393.81
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Overhead/Profit	\$ 88,467.09
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TOTAL CHARGE (Annual)	\$ 3,037,860.90
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MONTHLY CHARGE	\$ 253,155.08
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**Daley Center
Night**

Supervision

STAFF	POSITION	WEEKLY HOURS	WEEKS PER YEAR	ANNUAL HOURS	RATE OF PAY*	ANNUAL AMOUNT
Supervisor	Supervisor	40.0	52.2	2,088.00	\$ 21.93	\$ 45,789.84
1 Manager	Manager	40.0	52.2	2,088.00	\$ 28.23	\$ 58,944.24

total hours 4,176.00

SUBTOTAL: Base Labor	\$ 104,734.08
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Vacation replacement total:	\$	-
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TOTAL ANNUALIZED LABOR	\$	104,734.08
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FICA	\$	8,010.56
SUI	\$	375.84
FUI	\$	104.00
WC	\$	4,188.53
GL	\$	1,256.56
Health & Welfare	\$	23,108.88
Pension	\$	4,783.92

SUBTOTAL: Taxes & Fringes	\$	41,828.29
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TOTAL PAYROLL & RELATED	\$	146,562.37
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Cleaning Supplies
Uniforms
Required Equipment

SUBTOTAL: Operating Expenses	\$	-
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TOTAL ANNUAL COSTS	\$	146,562.37
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Overhead/Profit	\$	4,396.87
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TOTAL CHARGE	(Annual)	\$	150,959.24
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MONTHLY CHARGE	\$	12,579.94
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**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

SECURITY AND LIFE SAFETY BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. SECURITY CONTRACT SERVICE	\$2,494,490	\$2,176,385	\$2,176,385	\$318,105	14.62%
2. SECURITY - SUPPLIES/MATERIALS	\$12,350	\$15,950	\$15,950	(\$3,600)	-22.57%
3. SECURITY REPAIRS & MAINTENANCE	\$161,670	\$144,666	\$169,666	(\$7,996)	-4.71%
4. ADDITIONAL CONTRACT SERVICES	\$6,000	\$6,000	\$6,000	\$0	0.00%
5. FIRE SAFETY R&M EXPENSE	\$3,000	\$3,000	\$3,000	\$0	0.00%
TOTAL	\$2,677,510	\$2,346,002	\$2,371,001	\$306,509	12.93%

1. Contract Service staff of 32 (30 security officers and 2 managers). Based on Collective Bargaining Agreement with SEIU LOCAL ONE SECURITY
Variance represents increased wages and benefits per Union agreement and additional staffing required for the screening of packages at the dock entry.
2. Security Supplies and Materials includes: Key card stock, AED equipment maintenance and misc. supplies. maintenance and parts for new
3. Contract for testing of the fire pump system, sprinkler and standpipe system, dry pipe sprinkler system, special suppression systems, fire alarm
and voice communications systems, smoke proof tower windows and portable fire extinguishers. licensing fees, repair contingencies and UPS battery replacements.
4. Additional security contingency.
5. Fire safety equipment repair contingency

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

MECHANICAL MAINTENANCE BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. ELECTRICAL MAINTENANCE	\$90,000	\$188,496	\$188,496	(\$98,496)	-52.25%
2. PLUMBING MAINTENANCE	\$35,000	\$27,204	\$35,804	(\$804)	-2.25%
3. HVAC MAINTENANCE	\$3,088,903	\$2,954,917	\$2,969,917	\$118,986	4.01%
4. ELEVATOR MAINTENANCE	\$922,588	\$791,716	\$791,716	\$130,872	16.53%
TOTAL	\$4,136,491	\$3,962,333	\$3,985,933	\$150,558	3.78%

1-4. See detail sheets that follow for individual mechanical maintenance departments.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

ELECTRICAL BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. ELECTRICAL SUPPLIES & MATERIALS	\$42,000	\$83,004	\$83,004	(\$41,004)	-49.40%
2. ELECTRICAL REPAIRS & MAINTENANCE	\$48,000	\$105,492	\$105,492	(\$57,492)	-54.50%
TOTAL	\$90,000	\$188,496	\$188,496	(\$98,496)	-52.25%

1. Represents budget for lamps and supplies plus the cost for any minor tool replacements.
2. Assumes a \$8K per month contingency in maintenance expense.

**RICHARD J.
DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

PLUMBING BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. PLUMBING SUPPLIES	\$35,000	\$27,204	\$35,804	\$804	2.25%
TOTAL	\$35,000	\$27,204	\$35,804	\$804	2.25%

1. Supplies, valves, hoses, washers, aerators, pipe fittings, soap dispensers, toilet seats, drain covers, gaskets, urinals, and chemicals for jobs done by house staff.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

HVAC MAINTENANCE BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. ON SITE LABOR	\$2,698,553	\$2,584,775	\$2,584,775	\$113,778	4.40%
2. CONTRACT SERVICE	\$141,688	\$153,622	\$153,622	(\$11,934)	-7.77%
3. SUPPLIES & MATERIALS	\$93,720	\$93,720	\$93,720	\$0	0.00%
4. CONTROL CONTRACT	\$68,442	\$66,300	\$66,300	\$2,142	3.23%
5. HVAC REPAIRS & MAINTENANCE	\$77,500	\$47,500	\$62,500	\$15,000	24.00%
6. UNIFORMS	\$9,000	\$9,000	\$9,000	\$0	0.00%
TOTAL	\$3,088,903	\$2,954,917	\$2,969,917	\$118,986	4.01%

1. Based on Collective Bargaining Agreement for Local 399 Operating Engineers.
Variance due to increased wages and benefits per Union agreement
2. Building portion of package units contract plus contract for main chillers service. This account is offset by package unit usage costs by the County of \$24K/year.
Variance is a result of decreased chiller maintenance costs associated with procurement of new service agreement.
3. Chemicals, grease, filters, seals, thermocontrols, and bearings as well as miscellaneous parts and supplies.
4. Based on building automation system maintenance and water treatment costs.
5. Includes vibration testing for all equipment and annual boiler controls testing.
Variance due to decreased use of supply contingencies in 2019.
6. Based on negotiated agreement for uniform cleaning and maintenance.

2020 Engineering Labor

Description		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Annualized
Key Measures														
Employees		18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
Regular Hours Per Employee		240.00	160.00	160.00	160.00	160.00	160.00	240.00	160.00	160.00	160.00	160.00	240.00	2,160.00
Total Regular Hours		4,320.00	2,880.00	2,880.00	2,880.00	2,880.00	2,880.00	4,320.00	2,880.00	2,880.00	2,880.00	2,880.00	4,320.00	38,880.00
Vacation Coverage OT (520)		43.33	43.33	43.33	43.33	43.33	43.33	43.33	43.33	43.33	43.33	43.33	43.33	520.00
Holiday Pay ST (232)		104.00					40.00	24.00		40.00			24.00	232.00
Holiday Coverage OT (432)		216.00					48.00	48.00		48.00			72.00	432.00
Personal/Sick Coverage OT (992)		82.67	82.67	82.67	82.67	82.67	82.67	82.67	82.67	82.67	82.67	82.67	82.67	992.00
Special Projects/SnowMelting/Testing OT (120)		10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Regular Hours Per Employee + Other Hours		4,776.00	3,016.00	3,016.00	3,016.00	3,016.00	3,104.00	4,528.00	3,016.00	3,104.00	3,016.00	3,016.00	4,552.00	41,176.00
														-
Payroll	Employees													
Chief Engineer	1.00	14,486	9,658	9,658	9,658	9,658	9,658	14,878	9,918	9,918	9,918	9,918	14,878	132,204
Assistant Chief Engineer	1.00	11,263	7,509	7,509	7,509	7,509	7,509	11,566	7,710	7,710	7,710	7,710	11,566	102,780
Assistant Chief Engineer	1.00	10,956	7,304	7,304	7,304	7,304	7,304	11,249	7,499	7,499	7,499	7,499	11,249	99,970
Engineer	1.00	10,956	7,304	7,304	7,304	7,304	7,304	11,249	7,499	7,499	7,499	7,499	11,249	99,970
Engineer	1.00	10,956	7,304	7,304	7,304	7,304	7,304	11,249	7,499	7,499	7,499	7,499	11,249	99,970
Engineer	13.00	133,099	88,733	88,733	88,733	88,733	88,733	136,687	91,125	91,125	91,125	91,125	136,687	1,214,638
Total Payroll	18.00	191,716	127,812	127,812	127,812	127,812	127,812	196,878	131,250	131,250	131,250	131,250	196,878	1,749,532
Other Labor														
Vacation Coverage OT (520)		0	0	0	0	0	0	0	0	0	0	0	0	0
Holiday Pay ST (232)		0	0	0	0	0	0	0	0	0	0	0	0	0
Holiday Coverage OT (432)		0	0	0	0	0	0	0	0	0	0	0	0	0
Personal/Sick Coverage OT (992)		0	0	0	0	0	0	0	0	0	0	0	0	0
Special Projects/SnowMelting/Testing OT (120)		0	0	0	0	0	0	0	0	0	0	0	0	0
Bonuses		0	18,000	0	0	0	0	0	0	0	0	0	0	18,000
Total Other Labor		0	18,000	0	0	0	0	0	0	0	0	0	0	18,000
Total Payroll & Other Labor		191,716	145,812	127,812	127,812	127,812	127,812	196,878	131,250	131,250	131,250	131,250	196,878	1,767,532
Total Taxes and Insurance		49,986	27,577	23,205	23,205	23,205	24,010	35,455	23,819	24,645	23,819	23,819	35,722	338,467
Union Benefits														
Health & Welfare		21,366	21,366	21,366	21,366	21,366	21,366	22,626	22,626	22,626	22,626	22,626	22,626	263,952
Pension		25,456	16,075	16,075	16,075	16,075	16,544	25,040	16,678	17,165	16,678	16,678	25,173	223,714
Training		1,680	1,680	1,680	1,680	1,680	1,680	1,992	1,992	1,992	1,992	1,992	1,992	22,032
Total Union Benefits		48,502	39,121	39,121	39,121	39,121	39,590	49,658	41,296	41,783	41,296	41,296	49,791	509,698
Subtotal		290,204	212,510	190,138	190,138	190,138	191,412	281,991	196,365	197,678	196,365	196,365	282,391	2,615,697
Fees														
Safety Fee		1,588	1,107	995	995	995	1,026	1,477	1,027	1,059	1,027	1,027	1,487	13,810
Overhead Fee		1,588	1,107	995	995	995	1,026	1,477	1,027	1,059	1,027	1,027	1,487	13,810
Profit Fee		6,351	4,427	3,980	3,980	3,980	4,102	5,907	4,109	4,235	4,109	4,109	5,947	55,236
Total Fees		9,527	6,641	5,970	5,970	5,970	6,154	8,861	6,163	6,353	6,163	6,163	8,921	82,856
Total Estimate		299,731	219,151	196,108	196,108	196,108	197,566	290,852	202,528	204,031	202,528	202,528	291,312	2,698,553

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

ELEVATOR MAINTENANCE BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. MAINTENANCE CONTRACT	\$908,088	\$781,416	\$781,416	\$126,672	16.21%
2. VANDALISM, NON CONTRACT REPAIRS AND INSPECTIONS	\$14,500	\$10,300	\$10,300	\$4,200	40.78%
TOTAL	\$ 922,588	\$791,716	\$791,716	\$130,872	16.53%

1. Maintenance of buildings 43 elevators and escalators located at the lobby, 6th, 7th and 8th floor levels of the building.
Variance due to increased maintenance costs as a result of procurement of new services agreement in 2019.
2. Third-party inspection and AIC fees.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

BUILDING GENERAL BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. PAINTING SUPPLIES	\$12,000	\$12,000	\$12,000	\$0	0.00%
2. PAINTING SERVICES O/S CONTRACTOR	\$60,000	\$60,000	\$60,000	\$0	0.00%
3. CARPENTRY PAYROLL	\$196,239	\$191,509	\$191,509	\$4,730	2.47%
4. CARPENTRY SUPPLIES & UNIFORMS	\$1,920	\$1,920	\$1,920	\$0	0.00%
5. EXTERMINATION SERVICES	\$6,510	\$6,252	\$6,252	\$258	4.13%
6. ELEVATOR OPERATORS AND SUPERVISOR	\$103,119	\$99,213	\$99,213	\$3,907	3.94%
7. MAINTENANCE SUPPLIES	\$19,164	\$36,908	\$36,908	(\$17,744)	-48.08%
8. EXTERIOR DOORS INSPECTION AND REPAIR	\$42,000	\$42,000	\$42,000	\$0	0.00%
9. GENERAL BUILDING REPAIRS	\$61,539	\$111,677	\$111,677	(\$50,138)	-44.90%
10. METAL MAINTENANCE	\$20,783	\$32,715	\$32,715	(\$11,932)	-36.47%
11. GLASS REPAIRS	\$114,000	\$129,374	\$155,374	(\$41,374)	-26.63%
12. WASTE REMOVAL	\$57,192	\$54,708	\$54,708	\$2,484	4.54%
13. SIGNS & DIRECTORY STRIPS	\$3,000	\$3,000	\$3,000	\$0	0.00%
14. LANDSCAPING	\$47,304	\$49,428	\$49,428	(\$2,124)	-4.30%
15. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
16. FURNITURE REPAIR	\$10,000	\$10,000	\$10,000	\$0	0.00%
17. CARPET	\$18,000	\$40,800	\$40,800	(\$22,800)	-55.88%
TOTAL	\$775,770	\$884,504	\$910,504	(\$134,734)	-14.80%

1. Painting materials purchased directly to avoid upcharge.
2. Third party contractor for all building painting.
3. See attached detail. Collective Bargaining Agreement with Carpenters.
4. Anticipated expenditures on supplies and uniforms.
5. Based on weekly service.
6. Based on freight elevator operator supervisor position.
7. Includes trash receptacles, plaza furniture, lobby mats, work order system, etc.
Variance is a result of bike rack installation budgeted in 2019, which is not included in the 2020 budget
8. Based on yearly inspections and repairs as required.
9. Contingency for general building repair and maintenance.
Variance due annual cleaning of the Picasso which will be included within the cleaning expense account in 2020 and moving forward

10. Routine metal maintenance and vandalism repair. Also includes complete metal refinishing of (1) courtroom floors at \$10,000 each.
11. Window and mylar repair and replacement.
12. Includes two (2) times per week compactor pick-up, roll off boxes, and recycling of glass, plastic, and aluminum.
13. Includes miscellaneous signage.
14. For landscaping services, includes costs for spring, summer and fall plantings.
15. Includes miscellaneous wood refinishing for building furniture.
16. Includes miscellaneous repairs to building furniture
17. Includes replacements of building carpet.

**RICHARD J. DALEY CENTER
CARPENTER PAYROLL COSTS
2020 BUDGET**

	Position	Personnel	Hourly Rate Jan-May	Hourly Rate June-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	Carpenter	1	\$51.35	\$53.35	\$45,188	\$65,087	
	Subtotal Wages	1			\$45,188	\$65,087	
	Add Allowance of 4% for Overtime				\$1,808	\$2,603	
	Total Wages & Allowance				\$46,996	\$67,690	\$114,686
TAXES AND INSURANCE AS % OF WAGES	FICA	6.58%	of labor to	\$117,000	\$3,227	\$4,474	
	FUI	0.64%	of labor to	\$7,000	\$19	\$26	
	SUI	2.49%	of labor to	\$12,960	\$135	\$188	
	Worker's Compensation	6.75%	of labor		\$3,171	\$4,567	
	Medicare	1.53%	of labor		\$721	\$1,039	
	City Head Tax	\$0	per employee		\$0	\$0	
	Total Taxes & Insurance				\$7,273	\$10,293	\$17,566
	Total Wages, Taxes & Insurance				\$54,268	\$77,983	\$132,252
BENEFITS							
	Union						
	Total Fringe Benefits (includes H&W, Pension, etc.)	\$30.47	per hour		\$26,814	\$37,173	
	Total Benefits				\$26,814	\$37,173	\$63,987
	Total Wages, Taxes, Insurance & Benefits				\$81,082	\$115,157	\$196,239
	TOTAL YEARLY COST				\$81,082	\$115,157	\$196,239

**RICHARD J. DALEY CENTER
ELEVATOR STARTERS PAYROLL COSTS
2020 BUDGET**

	Position	Personnel	Hourly Rate Jan- May	Hourly Rate May-Dec.	Total Payroll Cost Jan. - May	Total Payroll Cost Jun.-Dec.	Totals
STAFFING	Day Supervisor	1	\$34.13	\$35.84	\$23,891	\$50,171	
	Subtotal Wages	1			\$23,891	\$50,171	
	Add Allowance of 2% for Overtime				\$478	\$1,003	
	Total Wages & Allowance				\$24,369	\$51,175	\$75,543
TAXES AND INSURANCE AS % OF WAGES	FICA	6.58%	of labor to	\$117,000	\$2,567	\$5,134	
	FUI	0.64%	of labor to	\$7,000	\$15	\$30	
	SUI	2.49%	of labor to	\$12,960	\$108	\$215	
	Worker's Compensation	6.75%	of labor		\$1,644	\$3,452	
	Medicare	1.53%	of labor		\$374	\$785	
	City Head Tax	\$0	per employee		\$0	\$0	
	Total Taxes & Insurance				\$4,707	\$9,617	\$14,324
	Total Wages, Taxes & Insurance				\$29,076	\$60,791	\$89,868
BENEFITS	Union						
	Health & Welfare	\$785.20	per month per employee		\$3,141	\$6,282	
	Pension	\$319.12	per month		\$1,276	\$2,553	
	Total Benefits				\$4,417	\$8,835	\$13,252
	Total Wages, Taxes, Insurance & Benefits				\$33,494	\$69,626	\$103,119
	TOTAL YEARLY COST				\$33,494	\$69,626	\$103,119

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

ADMINISTRATIVE BUDGET	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. ADMINISTRATIVE PAYROLL & BENEFITS	\$603,988	\$593,044	\$593,044	\$10,944	1.85%
2. OTHER ADMINISTRATIVE OFFICE EXPENSE	\$11,200	\$15,700	\$15,700	(\$4,500)	-28.66%
3. OFFICE SUPPLIES	\$27,888	\$26,436	\$26,436	\$1,452	5.49%
4. MANAGEMENT FEES	\$168,533	\$168,533	\$168,533	\$0	0.00%
5. ENVIRONMENTAL TESTING	\$30,650	\$37,944	\$37,944	(\$7,294)	-19.22%
6. LEGAL FEES	\$65,000	\$65,000	\$65,000	\$0	0.00%
7. OTHER PROFESSIONAL FEES	\$73,004	\$87,804	\$87,804	(\$14,800)	-16.86%
8. ADMIN OTHER EXPENSE	\$30,800	\$14,400	\$34,400	(\$3,600)	-10.47%
9. TELEPHONE SERVICE	\$21,960	\$19,800	\$19,800	\$2,160	10.91%
TOTAL	\$1,033,023	\$1,028,661	\$1,048,661	(\$15,638)	-1.49%

1. Management staff salaries and benefits
2. Annual update of stacking plan and square footage calculation.
3. Administrative expense includes BOMA Membership, Yardi accounting software fees and office copy machine expenses.
4. Management fee expense per agreement.
5. Bi-annual indoor air quality testing, IEPA annual permit fee, ACM training and Spill Prevention and Control training

6. Based on PBC supplied estimate.
7. FESOP reporting requirements, engineering oversight, emergency Variance stems from expenses for a building wide life safety threat assessment budgeted for 2020.
8. Bank fees and administrative contingencies.
9. Management office phone services, plaza Wifi and building staff cell phones Variance is due to costs associated with internet/Wifi services on the exterior plaza

**RICHARD J. DALEY CENTER
ADMINISTRATION PAYROLL COSTS
2020 BUDGET**

ADMINISTRATION PAYROLL COSTS

<u>NO.</u>	<u>JOB CLASSIFICATION</u>		<u>HOURLY WAGE RATE</u>	<u>PAYROLL</u>	<u>ANNUAL COST</u>	<u>ANNUAL TOTALS</u>
2	Management			\$ 305,128		
3	Administration			\$ 210,321		
5	WEEKLY TOTALS	0	\$ -	\$ 515,449	\$515,449	
TOTAL ANNUAL LABOR						\$515,449
<u>PAYROLL TAXES AND INSURANCE</u>						
	FICA	6.20%	of labor	\$ 134,500	\$ 8,339	
	F.U.I.	0.60%	of labor to	\$ 7,000	\$ 210	
	S.U.I.	3.40%	of labor to	\$ 12,960	\$ 2,203	
	Medicare	1.45%	of labor		\$ 7,474	
	WC INSURANCE	1.92%	of labor		\$ 9,897	
	City Head Tax	\$0.00	per employee		\$ -	
<u>TOTAL TAXES AND INSURANCE</u>						\$ 28,123
<u>HEALTH AND WELFARE</u>						
	Group Health/Cobra				\$ 36,295	
	Long Term Disability				\$ 8,247	
	401(k) Program				\$ 6,693	
	Flex Spending				\$ 260	
	Payroll Fees				\$ 1,290	
	Life/AD&D/Travel				\$ 7,631	
<u>TOTAL H/W AND PENSION</u>						\$ 60,416
<u>TOTAL ANNUAL DIRECT COST</u>						\$603,988

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

INSURANCE	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. PROPERTY, CASUALTY, & LIABILITY	\$628,480	\$628,480	\$623,488	\$4,992	0.80%
TOTAL	\$628,480	\$628,480	\$623,488	\$4,992	0.80%

1. Based on actual insurance figures for year, plus pollution coverage:

	2020 Proposed Budget	2019 Budget
Property Insurance*	\$200,000	\$200,000
Liability Insurance*	\$330,000	\$330,000
TULIP Insurance Coverage	\$4,000	\$0
MB General Liability Reimbursement	\$67,488	\$67,488
MB Professional Liability Reimbursement	\$22,000	\$22,000
MB Pollution	\$4,992	\$4,992
	\$628,480	\$624,480

*PBCC supplied.

**RICHARD J. DALEY CENTER
OPERATIONS AND MAINTENANCE BUDGET
2020 BUDGET DETAIL**

FACILITIES EXPENSE	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. WOOD MAINTENANCE	\$3,000	\$3,000	\$3,000	\$0	0.00%
2. FURNITURE REPAIR	\$10,000	\$10,000	\$10,000	\$0	0.00%
TOTAL	\$13,000	\$13,000	\$13,000	\$0	0.00%

1. Based on 2020 contingency for expenditures.
2. Based on 2020 contingency for expenditures.

**RICHARD J. DALEY CENTER
 OPERATIONS AND MAINTENANCE BUDGET
 2020 BUDGET DETAIL**

REIMBURSABLE EXPENSE	PROPOSED 2020 BUDGET	2019 BUDGET	2019 PROJECTED ACTUAL	\$ VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL	% VARIANCE 2020 BUDGET VS. 2019 PROJECTED ACTUAL
1. COST OF STEAM RESOLD	\$988,626	\$990,907	\$990,907	(\$2,281)	-0.23%
2. COUNTY PACKAGE UNIT MAINTENANCE	\$4,900	\$4,900	\$4,900	\$0	0.00%
TOTAL	\$993,526	\$995,807	\$995,807	(\$2,281)	-0.23%

1. See Gas account detail. Variance is due to increased varying steam usage for Cook County and City of Chicago
2. County's prorata share, Murphy & Miller package units maintenance contract.

**RICHARD J. DALEY CENTER
2020 CAPITAL BUDGET
BUILDING IMPROVEMENTS**

BUDGET ITEM AND DESCRIPTION	TOTAL BUDGET	COUNTY PRORATA SHARE	CITY PRORATA SHARE	PBCC PRORATA SHARE
	100.00%	95.88%	0.35%	3.76%
BUILDING AUTOMATION SYSTEM UPGRADES	\$200,000	\$191,778	\$700	\$7,522
<i>Capital Program Management Project</i> Upgrades to the building's automation system. 2017 Property Condition Assessment reported that automation system needs to be upgraded as controls and hardware are no longer manufactured and obsolete.				
CONCRETE SEALER AND TRAFFIC TOPPING RE-APPLICATION AT DOCK AND LOWER LEVEL PARKING AREA	\$370,000	\$354,789	\$1,295	\$13,916
<i>Capital Program Management Project</i> 50,000 sq ft of concrete flooring systems at the Dock and Lower Level parking garage levels.				
FAÇADE AND LOUVER REPAIRS	\$1,000,000	\$958,890	\$3,500	\$37,610
<i>Capital Program Management Project</i> Water infiltration and deterioration of outside air intake louvers.				
PLAZA SEALANT JOINT REPLACEMENTS	\$370,000	\$354,789	\$1,295	\$13,916
<i>Capital Program Management Project</i> Replacement of existing exterior plaza sealant joints				
SECURITY UPGRADES	\$1,000,000	\$958,890	\$3,500	\$37,610
<i>Capital Program Management Project</i> Miscellaneous upgrade to the building's security systems and infrastructure				
ELEVATOR UPGRADES	\$250,000	\$239,723	\$875	\$9,403
<i>Capital Program Management Project</i> Replacement and repair of any costly elevator components that are not covered under the maintenance agreement.				
REPAIRS TO CLARK STREET STAIRWAY	\$700,000	\$671,223	\$2,450	\$26,327
<i>Capital Program Management Project</i> Investigate and perform repairs to the vertical displacement between granite, cracks in granite, corrosion staining at Clark Street stairway.				
ADA UPGRADES	\$1,000,000	\$958,890	\$3,500	\$37,610
<i>Capital Program Management Project</i>				
RE-LINING OF COOLING TOWERS	\$400,000	\$383,556	\$1,400	\$15,044
<i>Capital Program Management Project</i> Installation of new lining systems within 7 of the building's 12 cooling towers				
TOTAL 2019 CAPITAL BUDGET	\$5,290,000	\$5,072,528	\$18,515	\$198,957